

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 30, 2014

David S. Houston Reed Smith LLP 3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042

Rezoning Application RZ 2009-HM-017 RE: (Concurrent with Proffered Condition Amendment Application PCA C-696-10)

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 29, 2014, granting Rezoning Application RZ 2009-HM-017 in the name of the Nugget Joint Venture, L.C. The Board's action rezones certain property in the Dranesville District from the PDC and PRM Districts to the PRM District to permit mixed use transit oriented development with an overall Floor Area Ratio (FAR) of 3.01 including bonus density associated with ADU/WDU and a waiver #6848-WPFM-005-1 to permit the location of underground storm water management. The subject property is located on the S. side of Dulles Airport Access Road and W. side of Dulles Station Boulevard on approximately 14.68 acres of land, [Tax Map 15-2 ((1)) 13pt. and 15-4 ((5)) 5A pt. and 5B], subject to the proffers dated July 25, 2014.

Please note that on May 15, 2014, the Planning Commission approved Final Development Plan Application FDP 2009-HM-017.

The Board also:

- Modified the loading requirement in favor of the loading spaces depicted on the CDP/FDP.
- Directed the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.
- Modified the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit the proposed building, landscaping and sign locations within the Zoning Ordinance sight triangles formed by the streets along the corner lot as shown on the CDP/FDP and as proffered.

- Waived the Board of Supervisors' policy to permit the location of the underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to Waiver #6848-WPFM 005-1 Conditions, dated April 10, 2014.
- Modified the peripheral lot landscaping and screening requirements in favor of that shown on the CDP/FDP as proffered and conditioned.
- Modified the private street limitations of Section 11-302 of the Fairfax County Zoning Ordinance.
- Modified PFM Standard 12-0702.1B2 to permit the reduction of the minimum planting width requirement from eight feet as shown on the CDP/FDP and described in the proffers.

Sincerely,

Carrenary. Chanen

Catherine A. Chianese Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova

Supervisor John Foust, Dranesville District

Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration Barbara Berlin, Director, Zoning Evaluation Division, DPZ

Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning

Thomas Conry, Dept. Manager - GIS - Mapping/Overlay

Michael Davis, Section Chief, Transportation Planning Division

Donald Stephens, Transportation Planning Division

Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA

Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division

Jill Cooper, Executive Director, Planning Commission

Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools

Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 29th day of June, 2014, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE PROPOSAL NUMBER RZ 2009-HM-017

(Concurrent with Proffered Condition Amendment Application PCA C-696-10)

WHEREAS, Nugget Joint Venture, L.C., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC and PRM District to the PRM District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM District, and further restricted by the conditions proffered and accepted pursuant to <u>Va. Code Ann.</u>, 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 29th day of June, 2014.

Catherine A. Chianese

Clerk to the Board of Supervisors

· ·

Innovation Center South and the Innovation Center Station Garage

RZ 2009-HM-017

~ PROFFER STATEMENT ~

Table of Contents

		1 agc
CON	CEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN	2
1.	Substantial Conformance	2
2.	Elements of CDP	
3.	Principal and Secondary Uses	2
4.	Modifications	2
5.	Maximum Density/ Bonus Density	2
6.	Phasing	3
7.	Density Credit	3
8.	Fire Marshal Coordination	4
PERM	MITTED USES	4
9.	Mix of Permitted Uses.	4
10.	PRM "Temporary Uses" Permitted Without a Temporary Special Permit	4
11.	Festivals, Fairs or Similar Activities	5
12.	Unmanned Freestanding Automatic Teller Machines	5
13.	Retail Kiosks/Movable Carts/Mobile Vendors	6
14.	Cellar Space	6
TRA	NSPORTATION	6
15.	Grid of Streets	6
16.	Rights-of-Way	7
17.	Public Access Easements	8
18.	Transportation Phasing	8
19.	On-Site Road Improvements	
20.	Traffic Signals	12
21.	Sight Lines	14
22.	Route 28 Station Transportation Fund	14
TRAI	NSPORTATION DEMAND MANAGEMENT (excluding Metro Station Facilities)	14
23.	Dulles Area Transportation Association	14
24.	TDM Administrative Group	14
25.	Trip Reduction Objective	15
26.	TDM Program Components	15
27.	Process of Implementation	15
28.	TDM Program Manager.	15

29.	TDM Work Plan (later the "Annual Report") and Annual Budget	15
30.	TDM Account	16
31.	TDM Remedy Fund	16
32.	TDM Incentive Fund	17
33.	Monitoring	17
34.	Remedies	
35.	Additional Trip Counts	18
36.	Review of Trip Reduction Goals	18
37.	Continuing Implementation	
38.	Notice to Owners	18
39.	Enforcement	18
BICY	YCLE FACILITIES	19
40.	Bicycle Parking and Storage	19
41.	Bicycle Lanes	19
PAR	KING (EXCLUDING METRO STATION FACILITIES)	19
42.	Parking Requirements	19
43.	On-Street Parking Spaces on the Private Drive	19
44.	Parking Restrictions	20
45.	Parking for Residential Uses	20
46.	Paid Parking for Non-Residential Uses	20
47.	Commercial Off-Street Parking.	
48.	Parking Controls	20
49.	Electrical Vehicle Charging Infrastructure	20
50.	Future Parking Reductions	21
51.	Parking During Construction	21
52.	Future Parking Rate Revisions in the Zoning Ordinance	21
STO	RMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES	21
53.	Storm Water Management Plan	21
DES.	IGN	23
54.	Design Guidelines	23
55.	Environmental Design Practices for Multi-Family Residential	
56.	Environmental Design Practices for Non-Residential (including Office and Hotel excluding Metro Station Facilities).	
57.	Environmental Design – General (Residential and Non-Residential, but excluding Station Facilities).	_

58.	Additional Design	26
59.	Signage	26
60.	Lighting	
61.	Telecommunications Equipment	27
62.	Building Heights	27
LAND	SCAPING	27
63.	Limits of Clearing and Grading	. 27
64.	Landscaping	
65.	Detailed Landscape Plans	
66.	Alternative Planting Width Details	. 28
67.	Tree Replacement	. 29
68.	Open Space	. 29
69.	Utility Locations	. 29
70.	Parking Deck Landscaping and Amenities	. 29
PARK	S AND RECREATIONAL FACILITIES	. 29
71.	Plazas	. 29
72.	Metro Plaza	. 30
73.	Urban Park	. 31
74.	Pocket Park	. 31
75.	Plaza Phasing	
76.	Plaza Access Management Plan	. 31
77.	Means of Enforcing Restrictions	. 31
78.	Other Means of Minimizing Vehicular Use of the Plazas	. 32
79.	Signage	. 32
80.	Communications	. 32
81.	Deliveries.	. 32
82.	Plaza Management Exceptions	. 32
83.	Amenities and Facilities for Residents.	. 33
84.	Parks Contribution	. 33
SCHO	OOLS	. 33
85.	Public School Contribution	
86.	Adjustments to School Contribution.	. 33
	KFORCE HOUSING	
87	ADUs	. 34

88.	Workforce Dwelling Units ("WDUs")	34
89.	Non-Residential Contribution for Workforce Housing	34
NOIS	E ATTENUATION FOR RESIDENTIAL USES	
90.	Noise Study	34
COM	MUNITY ASSOCIATION	35
91.	Establishment of COA	35
MISC	ELLANEOUS	36
92.	Tax District Buyouts for Certain Residential Uses	36
93.	Severability	36
94.	Adjustment in Contribution Amounts	36
95.	Site Excavation and Blasting	37
96.	Construction Management	37
97.	Universal Design	38
98.	Zoning Administrator Consideration	38
99.	Successors and Assigns	38
100.	Counterparts	38

.

Board of Supervisors of Fairfax County; Nugget Joint Venture, L.C. RZ 2009-HM-017 Tax Map: 15-2((1)) Parcel 13 (pt.), Tax Map: 15-4((5)) Parcel 5B and Parcel 5A (pt.)

PROFFER STATEMENT

July 25, 2014

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) ("Code of Virginia") and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) ("Ordinance"), the applicant (as defined below) and title owners, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2014 Tax Maps as 15-2((1)) Parcel 13 (pt.), 15-4((5)) Parcel 5B and Parcel 5A (pt.) (collectively, the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, Rezoning/Final Development Plan Application RZ/FDP 2009-HM-017 ("Rezoning") is granted by the Board of Supervisors of Fairfax County, Virginia to the PRM District. In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. Approval of this Rezoning application shall supersede and replace all prior approvals on the Property, and all proffers, conditions, and development plans associated therewith shall be null and void.

PREAMBLE - OVERVIEW OF PROPOSED DEVELOPMENT

Nugget Joint Venture, L.C. ("Nugget JV") is the owner of certain land located in Fairfax County, Virginia ("County"), consisting of approximately 11.65 acres and having a tax assessment number as 15-2((1)) Parcel 13 (pt.) ("Parcel 13") and 15-4((5)) Parcel 5A (pt.) ("Parcel 5A") (collectively, the "Nugget Parcel"). Fairfax County is the title owner of certain land located in the County, consisting of 3.03 acres and having a tax assessment number as 15-4((5)) Parcel 5B ("County Parcel") and has joined this application. The Nugget Parcel and the County Parcel are collectively 14.68 acres and are hereinafter referred to as the "Property." Nugget JV and the County are hereinafter referred to as the "Applicant". The Property currently consists of undeveloped land.

Phase II of the Dulles Corridor Metrorail Project contemplates that a new Metrorail station, to be named the Innovation Center Station ("Metro Station"), be constructed and placed in the median of the Dulles International Airport Access Highway/Dulles Toll Road ("Toll Road"). In connection with the construction of the Metro Station, a structured public parking garage containing approximately 2,108 spaces ("Parking Facilities"), a minimum of twenty-five (25) kiss and ride facilities ("Kiss and Ride Facilities"), four (4) bus bays ("Bus Bays"), and secure bicycle storage facilities and associated amenities for between 80 to 100 bicycles ("Bicycle Storage Facilities") will also be constructed. The Parking Facilities Kiss and Ride Facilities, Bus Bays and Bicycle Storage Facilities, together with the other elements comprising the Metro Station's Facilities are sometimes collectively referred to as the "Metro Station

Facilities." The Metro Station Facilities will be located on the Property to serve the Metro Station and will be owned, maintained and operated by the County.

Nugget JV and the County intend to enter into an Infrastructure Development Agreement, including a Proffer Allocation Agreement, after the approval of this Application (the "Development Agreement"), pursuant to which all improvements in these Proffers will be implemented and responsibility allocated and assigned according to the Development Agreement. Whenever herein a proffer establishes an obligation that applies to a specific Land Bay, then the term "Applicant" shall mean the owner undertaking such development according to the Development Agreement.

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

- 1. <u>Substantial Conformance</u>. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "Innovation Center South and the Innovation Center Station Garage" dated August 1, 2013 and revised through April 21, 2014, prepared by Dewberry Consultants LLC, consisting of 76 sheets. The CDP and the FDP are collectively referred to in these Proffers as "CDP/FDP."
- 2. <u>Elements of CDP</u>. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the points of perimeter access, the maximum number and type of dwelling units, the maximum square footage of non-residential uses, the minimum and maximum building heights, the minimum percent of open space, the location of the limits of clearing and grading, setbacks from peripheral lot lines and the general location and arrangement of the buildings and parking facilities, and only a future amendment to such elements shall require a subsequent Conceptual Development Plan Amendment ("CDPA") or Proffered Condition Amendment ("PCA"). The Applicant reserves the right to request a Final Development Plan Amendment ("FDPA") for elements other than CDP/FDP elements referenced above from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Ordinance if such amendment is in accordance with these Proffers, as determined by the Fairfax County Zoning Administrator ("Zoning Administrator").
- 3. <u>Principal and Secondary Uses</u>. The principal uses on the Property shall be multifamily residential dwellings and public uses, as identified on the CDP/FDP, with secondary office, hotel, retail, service and other uses, including uses listed in the CDP/FDP notes and in Proffers 9 through 14 below, and may include accessory uses and/or accessory service uses as defined in the Ordinance.
- 4. <u>Modifications</u>. Minor modifications to the CDP/FDP may be permitted pursuant to Paragraph 4 of Section 16-403 of the Ordinance.
- 5. <u>Maximum Density/ Bonus Density</u>. The maximum gross floor area ("GFA") that may be constructed on the Property shall be 1,646,041 square feet, which is inclusive of potential bonus density associated with providing affordable or workforce housing. The Applicant reserves the right to construct a lesser amount of GFA. Any bonus density associated with the

provision of affordable or workforce dwelling units in accordance with Proffers 87 and 88 may be allocated to any use category, and, may be allocated to any building, subject to the Maximum Zoning Height (as defined in Proffer 62). GFA may be shifted among any of the buildings provided the maximum height shown for each building is not exceeded, the minimum height for each building is not reduced, the overall urban form and building type shown on the CDP/FDP are maintained, and such adjustments are consistent with these Proffers. The minimum and maximum building gross floor areas and building heights (stories) are stated on the Estimated Building Gross Floor Area Chart on Sheet A-100.

- 6. Phasing. The proposed development includes seven (7) buildings and the Metro Station Facilities structure (Building C1) in four (4) Land Bays (A, B, C and D), which are identified on the CDP/FDP as Buildings A1, A2, A3, A4, B1, B2 and D1. Development of each building may proceed in any order provided that each such building provides, at a minimum, the phasing conditions depicted for such building on the CDP and that all proffers that apply to such building are addressed with the development of that building.
 - A. The Applicant shall construct the grid of streets and provide pedestrian improvements; public parks, private amenities and public facilities on the Property in conjunction with the development of each individual building in accordance with the phasing sheet contained as Sheet C-8 in the CDP/FDP ("Phasing Plan") and as further described in these Proffers. In addition, interim uses and improvements as outlined in Proffers 10 and 72 and as may be determined at time of site plan approval shall be provided commensurate with the construction of each building in consultation with the Fairfax County Department of Transportation ("FCDOT"). Adjustments to the phasing may be approved with FDPA approvals without the requirement for a PCA or CDPA, provided the adjustments do not materially adversely affect the other phases and are in substantial conformance with the CDP.
 - B. For purposes of these Proffers, the term "construct" shall mean (A) in regard to road improvements, that a committed road improvement is substantially complete and is available for use by the public for travel, whether or not such improvement has been accepted for maintenance by the Virginia Department of Transportation ("VDOT"), and (B) in regard to parks and recreation facilities, that a committed publicly accessible park space or recreation facility improvement is substantially complete and open to use by the public for use in accordance with the Urban Parks Framework applied by the Fairfax County Park Authority ("FCPA").
- 7. <u>Density Credit</u>. The Applicant reserves intensity/density credit as may be permitted by the provisions of the Ordinance for all eligible dedications described herein or as may be required by the County, VDOT or any other public entity.

8. Fire Marshal Coordination. The Applicant has coordinated the layouts depicted on the CDP/FDP with the Fire Marshal. Further changes to the CDP and FDP may be permitted without the requirement for a PCA/CDPA or FDPA in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), FCDOT and the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") in substantial conformance with the CDP/FDP and these Proffers with the intent to provide the streetscape shown on the CDP/FDP. The overall tree canopy shown on the CDP/FDP shall not be reduced, but locations and tree types may be modified subject to UFMD review and approval and in accordance with the Design Guidelines, as described in Proffer 54 below and attached as Exhibit B.

PERMITTED USES

9. Mix of Permitted Uses.

- A. The principal uses, which shall be permitted on the Property, are multi-family dwellings, public uses (such as the Metro Station Facilities) and all related facilities.
- B. In addition to the principal uses, office, hotel, and retail sales and service establishments shall be permitted as secondary uses. All secondary uses listed in Section 6-403 of the Ordinance, however, shall also be permitted provided they are in substantial conformance with the CDP/FDP. For example, the CDP/FDP (Sheet C-4) includes an option to develop a child care center as part of this Rezoning. The child care center would include approximately 12,000 square feet of GFA, up to 150 children, approximately 35 employees, an outdoor play area of approximately 6,000 square feet, and would operate between the hours of 6:00 a.m. and 7:00 p.m. daily. Notwithstanding the above, no drive-through windows or facilities or any freestanding single occupant retail pad sites or buildings shall be developed.
- C. The permitted principal and secondary uses shall not result in any additional buildings beyond those represented on the CDP/FDP. Notwithstanding, the Applicant reserves the right, however, to construct, place or install temporary or movable structures (including kiosks, carts, shipping containers, etc.) to establish Group 8 Temporary Uses, including the hosting of special events on the Plazas and construction and sales/marketing trailers on an interim basis, all without the necessity of an amendment to the CDP/FDP or Proffers, if such do not alter the limits of clearing and grading.

10. PRM "Temporary Uses" Permitted Without a Temporary Special Permit.

- A. Festivals, fairs or similar activities, as defined in Proffer 11 below;
- B. Farmers' markets;

- C. Promotional activities of retail merchants, hotel operators and office tenants, both on an individual and collective basis;
 - D. Sales, marketing and rental offices;
- E. Commercial or construction off-street surface parking spaces, construction staging areas and construction storage areas within Land Bays and building footprints prior to ultimate development;
- F. Mobile food or retail sales carts, trucks or other vehicles (e.g., District Taco cart or London Fashion Bus) that would visit the Property at specific times during the day but would not park overnight; or
- G. Pop-up retail uses established on a short term basis offering a variety of creative products or services, including, but not limited to, the retail sale of boutique and vintage clothing, cosmetics, home wares, accessories, flowers, gallery art, sports and team merchandise, seasonal items and other items or services promoting specific branding opportunities.
- 11. Festivals, Fairs or Similar Activities. The Applicant shall be permitted to provide festivals, fairs, contests, sports events, music, theatrical and other performances, public gathering functions or similar activities on the Property, subject to the limitations below, either in interim surface parking lots, within the Plazas (as defined in Proffer 71) or within other publically accessible privately owned open space as shown on the CDP/FDP. If not a Temporary Use as defined in Proffer 10 or a recurring event, then the Applicant shall coordinate with the Zoning Administrator regarding the issuance or approval of a temporary Special Permit as may be required under the Ordinance. All activities shall occur in accordance with the following provisions:
 - A. Maximum of 64 events per year;
 - B. May be provided with or without admission or other fees;
 - C. Sponsored by the Applicant, or their designee, a civic organization, public entity including the FCPA, local chamber of commerce, charitable organization, service club, non-profit or similar entity;
 - D. Complies with all Health Department regulations;
 - E. Shall not block or impede any fire lane or access to the Metro Station and the Metro Station Facilities; and
 - F. Shall conform to the standards contained in the Design Guidelines, as described in Proffer 54 below and attached as <u>Exhibit B</u>.
- 12. <u>Unmanned Freestanding Automatic Teller Machines</u>. The Applicant shall be permitted to install up to five (5) free-standing, unmanned bank teller ("ATM") or other automated machines such as ticket, parking or Metro card machines on the Property; the

footprint of each machine shall not exceed sixteen (16) square feet or any larger industry standard size in the event industry standard sizes change. The ATMs or other machines shall not be counted toward the maximum amount of retail or non-residential GFA permitted on the Property referenced above. ATMs and other machines may be located in kiosks or in a manner that does not interfere with pedestrian movements or safety. This limitation on free standing ATMs and other machines shall not preclude additional ATMs and other machines within buildings or on building facades.

- Retail Kiosks/Movable Carts/Mobile Vendors. The Applicant shall be permitted 13. to operate movable carts, which shall be defined as temporary, transportable kiosks or containers that (a) serve a retail purpose and/or (b) mobile food trucks or other retail sales vendors, provided the first ten (10) kiosks shall not be counted toward the maximum amount of retail or non-residential GFA permitted on the Property referenced below. Except during times that festivals, fairs or similar activities are being conducted, the maximum number of temporary, transportable kiosks shall not exceed fifteen (15) per Plaza at any given time. Each kiosk/cart shall be no more than 120 square feet. In addition, one newsstand shall be permitted to be up to 1,500 square feet maximum size, which, if not portable, shall, notwithstanding the first sentence of this Proffer 13, be counted against the maximum amount of retail or non-residential GFA permitted on the Property. The carts may be located within Plaza areas and parking areas, as determined by the Applicant, provided that, cumulatively, said carts do not negatively impact streetscape, do not interfere with pedestrian movements, safety or fire/emergency access, and conform to the standards set forth in the Design Guidelines, as described in Proffer 54 below and attached as Exhibit B.
- 14. <u>Cellar Space</u>. The Applicant reserves the right to utilize Cellar Space constructed as part of the proposed development for all Permitted Uses; provided, however, that the Applicant shall be required to provide parking for the Cellar Space in accordance with the requirements of Article 11 of the Ordinance, as qualified by these Proffers. Any Cellar Space in the buildings shall not contain habitable residential units.

TRANSPORTATION

15. <u>Grid of Streets</u>. With the development of each building within a Land Bay, the frontage improvements along the existing and/or proposed public and/or private streets abutting such building, as generally depicted on the CDP/FDP Phasing Plan, shall be constructed and open for use by the public. The functional classification of the roadways comprising the grid of streets on the Property is summarized below:

Street	Classification
Sunrise Valley Drive	Minor Arterial (Public)
Sayward Boulevard	Collector Street (Public)
Carta Way	Collector Street (Public)
North-South Road	Local Street (Public)

East-West Road	Local Street (Public)	
Private Drive	Service Street (Private)	•

- 16. <u>Rights-of-Way</u>. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors rights-of-way for each of the public streets listed in Proffer 15 above. Dedication shall include the area of the landscape amenity panel and sidewalk and shall occur at the time of site plan approval unless further qualified by these Proffers.
 - A. The Applicant shall work diligently with VDOT and FCDOT during the site plan approval processes to ensure that all proposed public streets and areas designated as landscape amenity panels/sidewalks can be accepted for public maintenance as part of VDOT's Secondary Street Acceptance Requirements ("SSAR"). The Applicant shall locate all electrical vaults outside any future right-of-way limits. The public maintenance provisions shall be subject to the following exceptions:
 - If at the time of site plan approval, it is determined that stormwater management facilities or other similar facilities are proposed to be located beneath the landscape panel/sidewalk and such facility locations would prevent VDOT and/or the County from accepting the landscape amenity panel/sidewalk within the right-of-way, the Applicant shall then provide dedication 18 inches from the back of curb to 18 inches from the back of the opposing curb for the street section and shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney over the area of the amenity panel/sidewalk. This easement shall allow for the installation of signage necessary for safety and operation of the street, as well as parking regulation equipment by VDOT and/or the County.
 - ii. If at the time of site plan approval it is unclear whether stormwater management facilities, electric vaults or other similar facilities proposed to be located beneath the landscape amenity panel/sidewalk would be acceptable to VDOT and/or the County, then the Applicant shall provide dedication 18 inches from the back of curb to 18 inches from the back of the opposing curb for the street section at the time of site plan approval and shall reserve for potential future dedication the landscape amenity panels and sidewalk areas. A temporary public access easement in a form acceptable to the Office of the County Attorney shall be recorded over the reserved landscape amenity panel/sidewalk until such time as those areas are dedicated. Conveyance of the amenity panel/sidewalk areas to the BOS shall then occur following

construction of the street and streetscape improvements and final street acceptance inspection by Fairfax County and/or VDOT.

- iii. Should it be determined following final street acceptance inspection that the landscape amenity panel/sidewalk areas are not acceptable to VDOT to be included in the right-of-way as evidence by VDOT's written certification, then the reservation of potential future dedication of the landscape amenity panel/sidewalk areas shall be released and the Applicant shall grant a permanent public access and maintenance agreement in a form acceptable to the County Attorney over such areas. These easements shall allow for the installation of signage necessary for the safety and operation of the street, as well as parking regulation equipment by VDOT and/or the County. In such event, a PCA, CDPA and/or FDPA will not be required.
- 17. <u>Public Access Easements</u>. The Applicant shall grant public access easements over the travel ways on the Plazas (as defined in Proffer 71) for both vehicular and pedestrian traffic, as applicable, over the Private Drive, and over certain other portions of the Plazas for pedestrian traffic and public access, including access to the bridge connecting to the Metro Station. The easements shall also allow for the installation of signage necessary for safety and operation of the abutting streets.

With the development of Buildings A1, A2, A3, A4 and D1, the Private Drive as shown on the CDP/FDP in the Phasing Plan, shall be constructed and open for use by the public. The form of the public access easement shall be acceptable to the County Attorney. The public access easement shall expressly permit (i) the temporary closure of a portion of any of the Plazas in connection with construction and special events and otherwise as permitted or required pursuant to an approved Plaza Access Management Plan in accordance with Proffer 76 and (ii) the uses contemplated on the Plazas pursuant to these Proffers and the CDP/FDP, including such uses as special events, public art, outdoor seating (including outdoor seating associated with restaurants), kiosks, mobile food trucks, etc., provided at all times (including during periods of temporary closure) access to the Metro Station platform, the Metro Station Facilities and fire/emergency access is maintained. Any public access easements for pedestrian access that are underneath a building or garage shall be limited vertically in scope to the actual upper and lower area of such breezeway or similar pass through.

- 18. <u>Transportation Phasing</u>. The transportation improvements provided for in these Proffers shall be constructed in phases as set forth in Proffer 6 or as qualified in Proffer 19 below.
- 19. On-Site Road Improvements. All on-site public road improvements, on-site service streets together with appropriate/required pavement transitions shall be constructed with the development of individual buildings, and prior to issuance of the first RUP or Non-RUP for the subject new office, hotel, or residential building, or Metro Station Facility as applicable. The Applicant reserves the right, in its sole discretion, to complete such ultimate improvements and any of the other improvements described in this Proffer 19, as a single public improvement

project or in other separate segments, as long as at least the frontage improvements for each respective building and/or Metro Station Facility have been constructed prior to issuance of the first RUP or Non-RUP for that same new building and/or facility. The on-site road improvements shall generally consist of the following:

- A. Sunrise Valley Drive Frontage Improvements. Sunrise Valley Drive shall be improved to provide for two (2) through lanes in each direction (eastbound and westbound), a raised concrete median, a four foot (4') wide on-road bike lane both eastbound and westbound (exclusive of the adjacent two foot (2') gutter pans), an eight foot (8') wide sidewalk on the south side of the alignment and a single exclusive westbound left-turn lane at the North-South Road as generally reflected in the CDP/FDP consistent with the Phasing Plan and based on a 40 mile per hour (mph) design speed. These roadway improvements to Sunrise Valley Drive, as generally described and referenced above, shall be provided prior to issuance of the first Non-RUP for the Metro Station Facilities, as generally shown on the CDP/FDP. Those streetscape improvements along Sunrise Valley Drive associated with Land Bays A and B shall be constructed commensurate with Buildings A1, A2 and B1, as further qualified by Proffer 21.
- B. Carta Way Improvements. Prior to the issuance of a Non-RUP for the Metro Station Facilities, Carta Way will be constructed from its current terminus north to intersect Sunrise Valley Drive as a four-lane, undivided roadway with sidewalks along both the east and west sides of Carta Way as generally depicted on the Phasing Plan of the CDP/FDP and based on a design speed of 30 mph. The final design and extent of these ultimate improvements to Carta Way as generally described and referenced below shall be determined prior to the submission of the site plan for the Metro Station Facilities.
 - i. The Applicant shall construct streetscape improvements on the east side of proposed Carta Way within the existing right-of-way which shall include a four foot (4') buffer strip and a five foot (5') wide sidewalk. Notwithstanding, at the time of final engineering and site plan approval for the Metro Station Facilities, the Applicant shall consider the feasibility of an alternative design for these streetscape improvements that meets VDOT's sidewalk standard but further minimizes or eliminates the need for a retaining wall (e.g., grade to the face of the existing parking garage).
 - ii. In conjunction with the Carta Way improvements described above, the Applicant shall design and construct a total of four (4) saw tooth Bus Bays with shelters along the west side of Carta Way between the entrance to the planned Kiss and Ride Facilities and Sunrise Valley Drive as shown on the CDP/FDP. The Bus Bay area shall be distinguished from the adjacent travel lanes associated with Carta Way through the use of concrete or other such differing materials. Prior to the submission of the first site plan for the Metro Station Facilities, the Applicant shall coordinate the final design of these bays and shelters with FCDOT.

- C. North-South Road. Prior to the issuance of a Non-RUP for the Metro Station Facilities, a new North-South Road shall be constructed by the Applicant extending south from Sunrise Valley Drive to the new East-West Road. This new local road shall consist at a minimum of two (2) northbound lanes and two (2) southbound lanes, as well as construction of the streetscape along the Land Bay C frontage. The streetscape along the frontages of Land Bays A, B and D shall be constructed as shown on the CDP/FDP, as may be modified and/or as generally described below. The streetscape associated with each of Buildings A2, A3, B1, B2 or D1 building frontage will be constructed in conjunction with the individual building.
- D. East-West Road Carta Way to North-South Road. If not previously constructed by others, then prior to the issuance of a Non-RUP for the Metro Station Facilities, the Applicant shall construct or finish the construction of a new local street referred to as the East-West Road, as shown on the CDP/FDP, extending west from existing Carta Way to the North-South Road. Notwithstanding what is shown on the CDP/FDP, the area of right-of-way dedication along the Land Bay C frontage may be shifted to 18 inches behind the back of curb if needed to meet the tree canopy requirements. In such event, the Applicant shall provide a public access and maintenance easement, in a form acceptable to the County Attorney, over the streetscape (including the landscape amenity panel and sidewalk).
- E. East-West Road North-South Road to Private Drive. If not previously constructed by others, then prior to the issuance of the first Non-RUP for Building D1, the Applicant shall construct or finish the construction of another portion of a new local street known as the East-West Road from the North-South Road west to the Private Drive and then south to Sayward Boulevard as generally reflected in the CDP/FDP, and specifically in the Phasing Plan. Notwithstanding what is shown on the CDP/FDP, the area of right-of-way dedication along the Land Bay D frontage may be shifted to 18 inches behind the back of curb if needed to meet the tree canopy requirements. In such event, the Applicant shall provide a public access and maintenance easement, in a form acceptable to the County Attorney, over the streetscape (including the landscape amenity panel and sidewalk).
- F. Construction of East-West Road by Others. In the event the East-West Road has been completely constructed by others prior to the submission of a site plan for the Metro Station Facilities, then the Applicant shall contribute to the County one-half of the hard and soft costs associated with the design and construction of said road as evidenced by invoices. The Applicant's intent for such contribution is that the monies shall be released by the County to the party responsible for the road's design and construction.
- G. Intersection Improvements. The Applicant shall construct the following intersection improvements as described below and reflected in the CDP/FDP and on the Phasing Plan.

- i. Carta Way/East-West Road. Prior to the issuance of the Non-RUP for the Metro Station Facilities, the Applicant shall construct the following improvements as described more fully below:
 - (1) Remove all or a portion of the raised median on Carta Way as may be recommended by VDOT in order to facilitate the connection of the new East-West Road;
 - (2) If the installation of a new signal has not been approved by VDOT for this intersection as more fully described in Proffer 20.C or VDOT determines sufficient sight distance is not available for vehicles exiting the East-West Road onto northbound Carta Way, then, in conjunction with the construction of the Metro Station Facilities and only if required by VDOT and FCDOT, the Applicant in the interim may stripe out a portion of the pavement along the western curb line on Carta Way south of the East-West Road in order to increase the sight distance for vehicles turning onto Carta Way from the East-West Road; and
 - (3) In the event VDOT and FCDOT require restriping of the pavement referenced in subparagraph (2), then the Applicant shall contribute to the County at the time of issuance of the Non-RUP for the Metro Facilities, the cost to restripe the pavement in the event VDOT approves a signal at this location in the future.
- H. *VDOT Approval*. All public street improvements, lane use designations, signal installations, crosswalks and/or other pavement markings proposed herein and reflected on the CDP/FDP are subject to VDOT review and approval at the time of site plan. Any changes to the same identified at time of site plan submission, shall be coordinated with the FCDOT and DPZ and may not require a PCA/CDPA and/or FDPA.
- I. Supplemental Traffic Analyses. At the time of site plan submission for each new building located within Land Bays A, B and D and subsequent to approval of this Rezoning, supplemental operational traffic analyses of the points of access to those Land Bays shall be provided if required by VDOT or FCDOT. For purposes of this Proffer, such analyses shall only be required if the building generates more than an additional 100 peak hour directional trips (either inbound or outbound) over that reflected in the Innovation Center South Traffic Impact Analysis prepared by Wells + Associates dated October 21, 2013, as revised through January 3, 2014 (the "Traffic Impact Analysis"). Such supplemental operational analyses shall be limited to an assessment of those driveways and/or intersections directly serving the particular building and Property. The Applicant shall identify such roadway improvements and/or transportation enhancements which may be needed to address the results of the operational analyses and shall discuss those results with FCDOT and VDOT to

determine what, if any, additional mitigation measures may be required to those intersections and/or driveways directly serving the Property.

- J. Installation of Streetscape and Pedestrian Improvements.
- i. Community Association Maintenance. The Applicant agrees, that (i) the Applicant or the Community Association contemplated in Proffer 91 herein shall maintain any of such improvements that are not in the public right-of-way and shall maintain such improvements that are in the public right-of-way that VDOT will not accept for maintenance (see Proffer 16) or (ii) for any improvements to be located in the public right-of-way, the Applicant will use materials acceptable to VDOT if VDOT will not consent to the maintenance of such elements by the Applicant. The Community Association documents shall disclose the existence of such maintenance obligations, if applicable.
- ii. Streetscape and Pedestrian Improvements. Streetscape improvements and plantings shall be installed as indicated on the CDP/FDP prior to the final RUP and/or Non-RUP associated with the public improvement plan or site plan that includes such improvements. In addition to the provisions contained in Proffer 69 below for utilities, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the locations of the various streetscape elements to accommodate final architectural design, VDOT requirements, utilities and layout considerations, and sight distance requirements, provided that the tree canopy on CDP/FDP is maintained as reviewed and approved by UFMD.
- K. Metro Station Facilities Dedication. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors approximately 2.54 acres of Parcel 13 prior to the first site plan approval for the project, or sooner upon written request by the County. Such dedicated area shall be combined with Parcel 5B and used in conjunction with the development of the Metro Station Facilities, as and to the extent shown on Sheet A-100 of the CDP/FDP.

20. Traffic Signals.

- A. As reflected in the Traffic Impact Analysis, the Applicant anticipates the installation of up to five (5) new traffic signals in the area surrounding and/or proximate to the Property. Towards that end, the Applicant shall complete and submit to VDOT and FCDOT warrant studies for the installation of these new traffic signals at the following locations:
 - i. Sunrise Valley Drive/North South Road
 - ii. Sunrise Valley Drive/Carta Way
 - iii. Sunrise Valley Drive/Sayward Boulevard
 - iv. Carta Way/East-West Road

v. Carta Way/Sayward Boulevard

- B. Warrant studies shall be completed and submitted in accordance with the submission of site plans as follows:
 - i. Within six (6) months after the issuance of the Non-RUP for the Metro Station Facilities.
 - ii. Prior to issuance of the first RUP or Non-RUP for the 2nd new building on the Property.
 - iii. Prior to issuance of the first RUP or Non-RUP for the 4th new building on the Property.
 - iv. No earlier than six (6) months after the issuance of the first RUP or Non-RUP for the last new building on the Property but in any event no later than bond release for the last new building.
 - v. The warrant studies shall include an assessment of then-existing traffic conditions associated with the completion of the building trigger (i.e., 2nd, 4th and last new building) as well as full build out.
- C. If any signal location identified in Subparagraph A is deemed warranted by VDOT after having reviewed any warrant study completed in accordance with the timelines established in Subparagraph B and approved it for installation, then such traffic signal, including pedestrian enhancements and uninterrupted power supply systems ("UPS") (as may be required by VDOT,) shall be designed, equipped and installed by the Applicant. In such event, no further warrants shall be required for that individual location and this proffer is of no further force or effect.
- D. If a signal is deemed not warranted by VDOT at any of the locations identified in Subparagraph A after having reviewed the triggered warrant study, then such location shall be reviewed again in accordance with the schedule outlined in Proffer 20.B.i through iii.
- E. If a signal is deemed not warranted by VDOT at any of the locations identified in Subparagraph A at the time identified in Proffer 20.B.iv, then the Applicant shall contribute to the County, its PM peak hour pro-rata share (as a identified below) of the costs associated with the future installation of a signal as these locations by others:
 - i. Sunrise Valley Drive/North-South Road (33%);
 - ii. Sunrise Valley Drive/Carta Way (25%);
 - iii. Sunrise Valley Drive/Sayward Boulevard (20%);
 - iv. Carta Way/East-West Road (18%); and

v. Carta Way/Sayward Boulevard (21%).

The County, in its sole discretion, may use any such signal funds contributed by the Applicant in accordance with this Proffer for other transportation related improvements within close proximity to the Property.

- 21. <u>Sight Lines</u>. All sight lines at building entrances and street intersections shall comply with VDOT's Road Design Manual (Appendix F, Table 2-7) as generally depicted in the CDP/FDP and shall be refined at the time of applicable site plans. Notwithstanding the aforementioned, no building shall be constructed on Building Site A2 until such time as the appropriate intersection sight distance is provided from the North-South Road onto Sunrise Valley Drive as reflected on the CDP/FDP and as long as there are no impacts to the required streetscape as determined by DPZ.
- 22. Route 28 Station Transportation Fund. The Applicant shall make a one-time contribution to a fund established by the County for transportation improvements in the Route 28 Station area. Such contribution shall be paid in conjunction with the issuance of the first RUP or Non-RUP for each new building to be constructed on the Property at a rate to be established by the Board of Supervisors, but in any event no less than \$7.05 per gross square foot of new commercial uses on the Property and \$1,000.00 per new residential unit on the Property. The Applicant shall receive credit against the contributions referenced above for the following in-kind contributions:
 - A. The value of approximately 2.54 acres dedicated to the County for the construction of the Metro Station Facilities, as described more fully in Proffer 19.K based on the PRM zoning district valuation.
 - B. Costs incurred by the Applicant to reconstruct Sunrise Valley Drive along the full frontage of the Property which advance the improvement beyond those reasonably expected with Phase I of the project. These improvements are exclusive of streetscape improvements.

Notwithstanding the above, the total contribution due from the Applicant to the Route 28 Station Fund shall be deemed satisfied and provided in full by the provisions of those in-kind improvements listed above.

TRANSPORTATION DEMAND MANAGEMENT (excluding Metro Station Facilities)

- 23. <u>Dulles Area Transportation Association</u>. The Applicant shall join and participate in the Dulles Area Transportation Association ("DATA").
- 24. TDM Administrative Group. The Applicant shall establish a TDM Administrative Group ("AG") to fund, implement and administer the transportation demand management program ("TDM Program") for the Property as described more fully below. The AG shall include, at a minimum, one representative for each of Land Bays A through D. Prior to approval of the first site plan for new development on the Property, evidence shall be provided to FCDOT that the AG has been established.

- Trip Reduction Objective. The objective of this TDM Program shall be to 25. reduce the vehicle trips generated by the planned new office and residential uses (excluding hotel and secondary retail uses) during weekday peak hours in accordance with the County's TDM Guidelines for Fairfax County, dated January 1, 2013. The vehicle trip reduction goal for new office and residential uses to be constructed on the Property is forty-five percent (45%). To determine the maximum total peak hour trips expected to be generated by the Property, the Applicant shall multiply the total number of residential and vehicle trips that would be expected to be generated by the proposed office and residential uses as determined by the application of the Institute of Traffic Engineers, 9th Edition, Trip Generation rates and/or equations ("ITE Trip Generation") by the appropriate percentage goal; the product of which shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property is 925 (plus those additional units associated with bonus density) and the gross square footage of office area is 501,000, and these amounts shall be applied to the calculation described in the preceding sentence.
- 26. <u>TDM Program Components</u>. The TDM Program may include, but not necessarily be limited to, the following components:
 - A. Property-wide TDM Program Management;
 - B. Dissemination of County/Regional Program Information;
 - C. Live-Work-Play Marketing;
 - D. Bicycle facilities, as set forth in Proffer 40;
 - E. Regular monitoring/reporting; and/or
 - F. Parking Management.
- 27. <u>Process of Implementation</u>. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA/CDPA and/or FDPA.
- 28. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager ("TPM") for the Property. The TPM shall be appointed no later than sixty (60) days after the issuance of the first building permit for the first new office or residential building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within ten (10) days of the appointment of the TPM. Thereafter, the Applicant (or AG as applicable) shall do the same within ten (10) days of any change in such appointment.
- 29. <u>TDM Work Plan (later the "Annual Report") and Annual Budget</u>. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") (and thereafter an Annual Report and Annual Budget as

described below) no later than 180 days after issuance of the first building permit associated with the first new residential or office building on the Property. The Annual Report shall include, at a minimum:

- Details as to the start-up/on-going components of the TDM Program;
- B. The budget needed to implement the TDM program ("TDM Budget") for the coming calendar year;
- C. A determination of the applicable Maximum Trips After Reduction for the Property in accordance with the above; and
- D. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan.

The initial Annual Report and subsequent Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Program shall be deemed approved, and the TDM Program shall be implemented. If FCDOT responds with comments on the TDM Program and/or TDM Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the TDM Program as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget.

Thereafter, the TPM shall by no later than May 1st of each calendar year submit an Annual Report summarizing the results of the TDM Program and updating the TDM Program and TDM Budget for the coming calendar year. The Annual Reports shall be subject to the same review and approval process as described in this Proffer 29 for the initial submission.

- 30. TDM Account. If not previously established, the TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia ("TDM Account") within thirty (30) days after approval of the initial TDMWP and subsequent Annual Report and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant through the TPM. Funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT. Funding of the TDM Account shall be in accordance with the TDM Budget for the TDM Program elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Annual Budget and submission of the Annual Report. The TDM Account shall be managed by the TPM.
- 31. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Such funding of the TDM Remedy Fund shall be made one time at the rate of \$0.20 per gross square foot of new office uses and \$0.10 per gross square foot of new residential uses to be

constructed on the Property. Funding shall be provided by the Applicant prior to the issuance of the first RUP for the first new residential or first Non-RUP for the first new office building constructed on the Property. This amount shall be adjusted annually as set forth in Proffer 94 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

- 32. <u>TDM Incentive Fund</u>. The "TDM Incentive Fund" is an account into which the Applicant through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the residential (non-hotel) component of the development. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new residential and offices uses constructed on the Property and provided prior to the issuance of the first RUP or Non-RUP, as applicable. This amount shall be adjusted annually as set forth in Proffer 94 below. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.
- Monitoring. The TPM shall verify that the proffered trip reduction goals are 33. being met through the provision of person surveys, trip counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. Surveys shall be conducted and traffic counts collected for the Property beginning with the first January after issuance of the first initial RUP or Non-RUP for the first new building on the Property. Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three (3) consecutive annual traffic counts conducted upon Build Out (as defined herein) show that the applicable trip reduction goals for the Property have been met. For purposes of these TDM Proffers only, "Build Out" is defined as 100% of the new office and residential buildings on the Property, as reflected on the CDP/FDP, being constructed and each are at least 85% occupied. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding Proffer 37 below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Vehicle Traffic Counts and/or Person Surveys if conditions warrant such without the need for a PCA.
- 34. <u>Remedies</u>. If the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be, but not limited to those, identified in the TDM Plan and Annual Report.
 - A. Such remedial measures (each a "Remedy") shall be funded by the TDM Remedy Fund; the amount of additional monies to be expended annually on remedial measures shall be based on the following scale:

Trip Goals Exceeded	Remedy Expenditure
Up to 1% 1.1% to 3%	No Remedy needed 3% of Remedy fund
3.1% to 6%	6% of Remedy Fund

6.1% to 10% Over 10%

- B. There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund shall be released to the Applicant once three (3) consecutive counts conducted upon Build Out show that the Maximum Trips After Reduction has not been exceeded.
- 35. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals continue to be met, then FCDOT may require the TPM to conduct additional Trip Counts within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- 36. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 34, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and traffic counts provided for by this Proffer or consistent with future changes in County policy. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- 37. <u>Continuing Implementation</u>. The Applicant through the TPM shall bear sole responsibility for the implementation of the TDM Program and compliance with this Proffer. The Applicant through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- 38. <u>Notice to Owners</u>. The current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- 39. <u>Enforcement</u>. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$75 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to the County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

BICYCLE FACILITIES

- 40. <u>Bicycle Parking and Storage</u>. Bicycle racks and/or bike storage areas shall be provided within each Land Bay, with the specific amounts and locations finalized prior to site plan approval in consultation with the FCDOT Bicycle Coordinator or his designee. Bicycle racks located outside of buildings and inside parking garages shall be inverted U style racks or other design approved by FCDOT. The minimum number of bike parking/storage spaces provided for Land Bays A, B and D shall be as stated in the tabulation included as part of Sheet A-100 of the CDP/FDP. Signage shall be posted on the exterior side of buildings closest to entrances to bike parking/storage space and on certain permitted wayfinding signage to indicate bike parking/storage.
- 41. <u>Bicycle Lanes</u>. Subject to VDOT approval and in combination with the street and streetscape improvements identified in these Proffers, pavement and striping for an on-street bicycle lane along the Sunrise Valley Drive frontage of Land Bays A and B shall be provided as depicted on the CDP/FDP with the final dimension determined at prior to site plan approval and in consultation with the FCDOT Bicycle Coordinator or his designee. In addition, the Applicant shall designate the outside lane along northbound and southbound Carta Way with a sharrow (shared-lane marking) if requested by FCDOT and subject to VDOT approval.

PARKING (EXCLUDING METRO STATION FACILITIES)

- 42. Parking Requirements. Parking on the Property shall be provided in accordance with the parking requirements for the PRM District as set forth in Article 11 of the Zoning Ordinance, subject to the processing of the parking reduction(s) described in Proffer 50, and as shown on Sheet C-2b of the CDP/FDP. The exact number of parking spaces to be provided for each Land Bay shall be refined and determined at the time of site plan approval based on the specific uses of each Land Bay. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDP/FDP (e.g., bonus density developed), the additional parking spaces shall be accommodated within the proposed parking garages and other facilities, so long as the maximum height and footprints of the parking garages and other facilities do not increase from that shown on the CDP/FDP. As development and parking construction is phased, the Applicant reserves the right to provide parking in excess of the minimum required per Ordinance, provided that upon the completion of all buildings shown on the CDP/FDP, parking does not exceed the minimum number required by Article 11 of the Ordinance as it exists today.
- 43. On-Street Parking Spaces on the Private Drive. On-street parking may be provided along the Private Drive reflected on the CDP/FDP to meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. Parking spaces on the Private Drive that are included as required spaces shall not be restricted at any time. Parking on the Private Drive may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to respective Land Bays, and on-street parking along future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

- 44. <u>Parking Restrictions</u>. All Land Bays may provide gated/restricted parking within the parking garages and other facilities within the respective Land Bays. If gates are provided in any of the parking garages or other facilities, then such gates should be located to provide sufficient stacking capacity within the parking garage or facility to prevent vehicles from stacking onto public roads.
- 45. <u>Parking for Residential Uses</u>. If parking is to be assigned to specific dwelling units, not less than one space shall be assigned to each unit, including WDUs. Otherwise, dwelling units shall be offered exclusive of parking such that parking shall be available at a separate cost.
- 46. <u>Paid Parking for Non-Residential Uses</u>. The Applicant may charge for parking within Land Bays A or B, on a per space basis, at rates that the Applicant deems to be market-competitive.

47. Commercial Off-Street Parking.

- A. Commercial off-street parking may be provided on an interim basis in new surface lots to be constructed on the Property without approval of an FDPA.
- B. With approval of an FDPA, commercial off-street parking may be provided on an interim basis in new parking structures built to support the new on-site uses, which due to phasing may have excess parking capacity.
- C. Prior to site plan approval or issuance of a Non-RUP for commercial off-street parking in new surface lots or garages (excluding the Metro Station Facilities on Land Bay C), the Applicant shall provide an operational traffic analysis ("Operational Analysis") of points of access to such parking facilities. Such Operational Analysis shall be limited to an assessment of those driveways serving the particular parking facilities (surface or structure) and any proposed access controls. The Applicant shall identify such improvements and/or transportation enhancements needed to address the results of the operational analyses and shall discuss those results with FCDOT and VDOT to determine what if any additional mitigation measures may be required. In no event, shall the Applicant be required to provide additional improvements to any but those intersection and/or driveways directly serving the commercial parking.
- 48. Parking Controls. The Applicant shall provide controlled access to the parking garages and other Facilities and shall ensure that the control equipment is capable of counting vehicles entering and exiting the garages (with the exception of the Metro Station Facilities on Land Bay C) and Facilities. Such controls shall direct vehicles to available spaces and shall be located so as to avoid vehicle stacking on the public streets.
- 49. <u>Electrical Vehicle Charging Infrastructure</u>. The Applicant shall provide a minimum of one recharging station that serves two (2) parking spaces for electric cars within each parking structure within the Property (excluding the Metro Station Facilities). The Applicant shall also provide either: (a) one or more than one additional recharging station(s) that each serves two (2) parking spaces for electric cars with the initial construction of at least one (1)

parking structure within the Property or (b) space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office and residential parking structures within the Property. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of electric vehicle charging stations in the future, space for potential future installation of increased transformer capacity, and space within the electrical room to accommodate future electric capacity, and does not include the installation of transformers, switches, wiring or charging stations. No earlier than five (5) years after completion of each building and parking structure, if the Applicant demonstrates to the satisfaction of the Zoning Administrator that a particular recharging station is being utilized less than twenty percent (20%) of the time during any 90-day period, the Applicant may remove or disable the charging station.

- 50. <u>Future Parking Reductions</u>. Notwithstanding Proffer 42 above, the Applicant shall submit and pursue approval of a parking reduction from the Board of Supervisors, as generally outlined on Sheet C-2b of the CDP/FDP, prior to site plan approval for the first new office or residential building on the Property. Thereafter, the Applicant may request approval of further parking reductions from the Board of Supervisors as such reductions are permitted by the Ordinance. Any modification to the parking requirement or layout resulting from a reduction approved by the County shall not require a PCA and/or CDPA/FDPA.
- 51. Parking During Construction. At time of each site plan following the establishment of the first use, the Applicant shall demonstrate how the parking requirement for the existing uses will be satisfied during construction, and the Applicant shall be permitted to use valet, stacked and off-site parking arrangements during such periods of construction, as reasonably approved by FCDOT and DPWES. The Applicant shall be permitted to provide parking on the Property in either surface parking lots or then-existing parking facilities that contain spaces above the required number to accommodate construction workers during the development of the project.
- 52. <u>Future Parking Rate Revisions in the Zoning Ordinance</u>. The Applicant reserves the right to provide parking at revised rates as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised rates shall not require a CDPA, PCA or FDPA, provided there is no increase in the size or height of above-grade parking structures and other facilities beyond minor adjustments to what is shown on the CDP/FDP.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

53. Storm Water Management Plan. The Applicant's stormwater management facilities shall be designed in accordance with the Comprehensive Plan for the Property and with local and state laws. In addition, stormwater runoff associated with the development shall be addressed as shown on the CDP/FDP and consistent with SWM Waiver Request #6848-WPFM-005-1 conditions dated April 10, 2014 (or such conditions as may otherwise be imposed with any related waiver requests). The stormwater design shall seek to minimize the effect of the proposed impervious cover, including application of stormwater reuse, retention, detention, extended filtration and, where soils and infrastructure allow, infiltration to improve downstream waters. The stormwater management measures may be phased with development.

- The Applicant will incorporate low impact development ("LID") techniques of stormwater management to reduce or delay runoff volumes entering the nearby regional stormwater pond facility and local streams (see Sheet C-9 of the CDP/FDP). These LID practices may include, but are not limited to, bioretention or biofiltration facilities (commonly known as rain gardens), vegetated swales, porous pavement, vegetated roofs, tree box filters and the collection and reuse of stormwater runoff. LID techniques of stormwater management shall be incorporated into the proposed street designs where allowed and practicable. Notwithstanding and in lieu of what is depicted on the CDP/FDP, the Applicant reserves the right to develop the surface of the Metro Plaza substantially in conformance with the conceptual drawing This drawing proposes to incorporate an alternative attached as Exhibit_A. stormwater treatment method through the use of biofiltration. This alternative may be implemented as a partial or entire replacement of what is shown on the CDP/FDP for this area. Any alternative treatment methods used shall treat no less than the quantities of stormwater intended to be treated in the original design (as contemplated on the CDP/FDP).
- B. The Applicant shall coordinate its stormwater management controls among adjacent and nearby developments to achieve stormwater management goals in an efficient manner. Stormwater management may be fulfilled or supplemented through the use of an off-site regional pond facility owned by the County, provided any improvements or upgrades that may be needed to accommodate the stormwater outfall from the Property are made prior to its actual use by the Applicant.
- C. The Applicant shall design the stormwater management facilities in conformance with the recently adopted County Stormwater Management Ordinance and applicable recommendations contained in the Comprehensive Plan text for the Property. Two-year and ten-year 24 hour detention for the site will be provided in the regional pond, H-9. Runoff reduction practices will be used on-site to the maximum extent practical to manage runoff. These types of practices include, but are not limited to, bioretention, permeable pavement, disconnected impervious areas, soil amendments and/or rainwater harvesting from rooftops of proposed buildings.
- D. Stormwater runoff associated with the development shall be controlled such that either: (a) the total phosphorus load for the property is no greater than what would be required for new development pursuant to State stormwater regulations or the County's stormwater management ordinance; or (b) an equivalent level of water quality control is provided.
- E. The Applicant shall provide a stormwater management plan that will attain the Rainwater Management credit of the most current version of LEED-NC or LEED-CS rating system (or equivalent of this/these credit(s)) and as reviewed and approved by the EDRB during site plan review.
- F. As an alternative to the minimum guidelines above, the Applicant may pursue stormwater management measures and/or downstream improvements to optimize site-specific stormwater management and stream protection/restoration

needs, consistent with any adopted watershed management plan(s) that is/are applicable to the Property.

G. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant reserves the right to accommodate necessary changes to its stormwater facility designs without the requirement to amend the CDP/FDP or these Proffers, provided the facility design is substantially in conformance with the CDP/FDP.

DESIGN

54. <u>Design Guidelines</u>. The architectural guidelines for the Property with respect to building scale and massing, building siting, screening of parking structures, the design of the Plazas, and streetscape are set forth in the design guidelines attached as <u>Exhibit B</u> ("Design Guidelines"). The Design Guidelines are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown in the Design Guidelines shall not require an amendment to the Proffers or CDP/FDP, and are permitted provided the changes are in substantial conformance with the CDP elements and the general character and quality of the Design Guidelines, as determined by the Zoning Administrator, and provided that such changes are uniform throughout the Property so that the buildings and improvements within a block have a complimentary design theme. The foregoing is not intended to prohibit each building having its own distinctive architectural character.

55. Environmental Design Practices for Multi-Family Residential.

Target of LEED Certification or Equivalent.

- A. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version at the time of the building's registration of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction (LEED-NC) rating system, or at the Applicant's option, other equivalent rating system determined to be applicable to the building in consultation with the Environment and Development Review Branch ("EDRB") of DPZ. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
- B. Should the Applicant elect to use the LEED system in lieu of an equivalent program, the Applicant will designate the Chief of the EDRB of DPZ as a team member in the U.S. Green Building Council's ("USGBC") LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be

assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- C. Prior to the building plan approval, the Applicant will submit documentation to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program, should the Applicant elect to use the LEED system in lieu of an equivalent program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of at least LEED certification from the USGBC for the building.
- D. If the USGBC review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the Applicant shall post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version at the time of the building's registration of the LEED-NC rating system or other LEED rating system determined, by the USGBC. The provision to the EDRB of documentation from the USGBC that the building has attained LEED certification will be sufficient to satisfy this commitment.
- 56. Environmental Design Practices for Non-Residential (including Office and Hotel, but excluding Metro Station Facilities).

Target of LEED Silver Certification or Equivalent.

- A. The Applicant will include as part of each site plan and building plan submissions for any office or hotel building to be constructed on the Property, a list of specific credits within the most current version at the time of the building's registration of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction (LEED-NC) rating system, or, at the Applicant's option, another LEED rating system determined to be applicable to each new building by the USGBC and approved by the EDRB that the Applicant anticipates attaining. At least one principal participant of the Applicant's project team shall be a LEED Accredited Professional, who is also a professional engineer or licensed architect and will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED Silver certification for each new non-residential building.
- B. Prior to site plan approval, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED Online system. This team

member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- C. Prior to building plan approval for each non-residential building to be constructed, the Applicant will submit documentation to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification. Prior to release of the bond for the respective building, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the building to which the bond relates.
- D. As an alternative to the actions outlined in, and in lieu of the requirements of, paragraphs (A) through (C) above, or if the USGBC's review of design-oriented credits indicates that the specific office building or hotel is not anticipated to attain a sufficient number of design-related credits, along with the anticipated construction-related credits, to support attainment of LEED Gold certification, prior to building plan approval, the Applicant shall post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot for the respective building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the USGBC under the most current version of the LEED-NC rating system or, at the Applicant's option, other LEED rating system determined, by the USGBC, and approved by the EDRB, to be applicable to each building. The provision to the EDRB of documentation from the USGBC that such building has attained LEED Silver certification will be sufficient to satisfy this commitment.

57. Environmental Design – General (Residential and Non-Residential, but excluding Metro Station Facilities).

- A. If the Applicant provides to the EDRB, within three (3) years after issuance of the final RUP/non-RUP for the building, documentation demonstrating that the LEED certification specified above in these Proffers for the particular type of building has not been attained, but that the building has been determined by the USGBC to fall within three (3) points of achieving attainment of such LEED certification, then fifty percent (50%) of the escrow will be released to the Applicant; the other fifty percent (50%) will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- B. If the Applicant fails to provide, within three (3) years after issuance of the final RUP/Non-RUP for a particular building, documentation to the EDRB

demonstrating attainment of the LEED certification specified above for the particular type of building, or provides to the EDRB documentation demonstrating that the particular building has fallen short of the specified LEED certification by greater than three (3) points, then the entirety of the escrow for that building will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

- C. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the required LEED certification application has been delayed through no fault of the Applicant, or the Applicant's contractors or subcontractors, then the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
- D. The Applicant further reserves the right to fulfill the requirements of these Environmental Design Practices Proffers through certification of any building by any reasonable alternative to the LEED program that offers similar objective third party review of "green building" or energy efficient measures, provided such alternative has been approved by the EDRB in advance. Under such alternatives, the process and procedures outlined above, may be modified to reflect the alternative program. Such alternative rating systems for a multi-family residential building may include, but shall not be limited to, the EarthCraft Program or the 2012 National Green Building Standards (NGBS) using the EnergyStar performance path. If an alternative rating systems is selected and approved by the EDRB, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the issuance of the final RUP or Non-RUP.
- Facilities where they front on the new North-South Road and the new East-West Road shall be architecturally finished (all four (4) sides) with compatible materials, detailing and features, provided such facades (including the facades of garages associated with a building) need not be identical. Garage facades shall be designed to screen the view of vehicles from the surrounding area and shall include materials consistent with those materials shown on the CDP/FDP and used on the associated building and/or incorporate innovative design techniques such as incorporation of public art, vegetative screens or other screening techniques, provided such facade treatments are consistent with the standards set forth in the Design Guidelines, and need not have facades identical to the associated building.
- 59. Signage. All signage provided on the Property shall comply with Article 12 of the Ordinance. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan ("CSP") at any time that would permit modifications to the provisions of Article 12 of the Ordinance without obtaining a PCA, CDPA or FDPA. The Applicant shall cooperate with the Washington Metropolitan Area Transit Authority ("WMATA") to identify locations for directional signage to the Metro Station platform and the Metro Station Facilities.

- 60. <u>Lighting</u>. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed thirty (30) feet in height, measured from their base to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from their base to the top of the light standard and shall be uniform in design, whether temporary or permanent. Lighting within the private parking decks shall be installed between the ceiling beams to reduce glare unless such lighting is otherwise screened by the parking structure design. Notwithstanding the restrictions provided in the previous paragraph, the Applicant reserves the right to provide architectural lighting and other lighting associated with the buildings and Plazas consistent with the Design Guidelines, provided as <u>Exhibit B</u> attached hereto.
- 61. <u>Telecommunications Equipment</u>. Subject to applicable Ordinance requirements, telecommunications equipment may be placed on the proposed residential and non-residential buildings' rooftops. Any such facilities must be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the streets, forming the boundary of the Property, at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas. Telecommunications equipment may also be architecturally integrated onto the facades of the buildings where necessary to ensure on-street and/or open space coverage.
- 62. <u>Building Heights</u>. Building heights for each building shall not exceed the maximum or be less than the minimum building heights shown on Sheet A-100 of the CDP/FDP as "Maximum Height," "Minimum Height" and "Stories", except in connection with the use of residential bonus density which would permit additional building height to accommodate such residential bonus units. Building heights shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Ordinance. All building penthouses/rooftop structures shall be integrated into the architecture of the building below and shall be consistent with the Design Guidelines, provided as <u>Exhibit B</u> attached hereto.

LANDSCAPING

- 63. <u>Limits of Clearing and Grading</u>. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances provided in these Proffers and for the installation of fences, utilities (including storm water management and BMP facilities), public improvements (i.e., roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions) and/or trails, which shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails, utilities, roads or similar uses, if any such areas are identified at the time of site plan, as described herein.
- 64. <u>Landscaping</u>. The CDP/FDP includes a conceptual Landscape Plan commencing on Sheet L-1 of the CDP/FDP, consisting of overall plans and concepts for the Property. Actual

types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent CDP/FDP, CDPA, FDPA and site plans. Landscaping may be modified during site plan review to allow for final engineering and design considerations, including, but not limited to, final utility locations, LID facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the CDP/FDP and subject to UFMD approval and are consistent with the Design Guidelines, provided as Exhibit B attached hereto.

- on the Property, a detailed landscape plan shall be submitted to the UFMD for review and approval. The planting and landscaping materials shown on each detailed landscaping plan shall be in substantial conformance with those shown on the approved CDP/FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets, the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings may be permitted in consultation with DPZ, and as approved by UFMD. The Applicant shall not plant any known invasive plant species at the Property.
- 66. <u>Alternative Planting Width Details</u>. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development in conformance with the CDP/FDP. Tree species and planting sites are set forth on the CDP/FDP, subject to revision as may be approved by the UFMD. Where minimum planting widths of 8-feet cannot be provided, the Applicant shall use structural cell technology, or other measures acceptable to and approved by UFMD, to satisfy the following specifications for all planting sites:
 - A. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
 - B. A minimum rooting area eight (8) feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four (4) feet of the base of the tree;
 - C. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet for a single tree. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
 - D. Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions; and

- E. It is expected that some street tree planting sites will be designed to accommodate bio-retention functions.
- 67. Tree Replacement. The Applicant shall replace any new tree that is planted on the Property and is counted toward meeting the overall tree canopy requirement, that is damaged, such that thirty percent (30%) or more of the crown is no longer viable, as a result of maintenance to the stormwater management facilities, or related underground infrastructure, with a tree of equal or greater size. The size of the replacement tree shall be based on the caliper size of the tree to be replaced as shown on the final site plan.
- 68. Open Space. Provision of publicly-accessible Plazas, park and open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on the CDP/FDP and as further defined in these Proffers and the Design Guidelines, and may be adjusted at the time of CDP/FDP and site plan approval to allow for final engineering and design considerations.
- 69. <u>Utility Locations</u>. Utilities, including, but not limited to water, electric, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP/FDP. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP/FDP, as determined by the UFMD. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the CDP/FDP are in conflict with existing or proposed utilities and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant shall modify the location of utilities to ensure that the trees shown on the CDP/FDP can be provided.
- 70. Parking Deck Landscaping and Amenities. The Applicant shall provide planting areas, landscaping and amenities on the top level of any parking garages (where no additional structures are to be built above) as shown on the CDP/FDP in accordance with requirements of the Public Facilities Manual.

PARKS AND RECREATIONAL FACILITIES

71. Plazas. The Applicant shall provide plazas, urban parks and other publicly accessible areas (collectively referred to as the "Plazas") and associated amenities generally as depicted on Sheets L-1 and L-4 of the CDP/FDP and as described in the Design Guidelines. The exact elements that comprise such amenities shall be determined at time of site plan review for the first building adjacent to such amenities and such amenities shall be constructed in accordance with the Phasing Plan included in the CDP/FDP. Such amenities may include such furniture, fixtures and finishes consistent with the creation of a hardscape public park or gathering space and consistent with the Design Guidelines including, but not limited to, paving, furniture, screening walls, pedestrian ways, focal points, landscaping/planters, public art, and performance/demonstration space consistent with an urban park. Additional site amenities may be provided at time of site plan review provided they are consistent with the Design Guidelines.

Access and use of the Plazas by the public shall be authorized and regulated by the Plaza Access Management Plan described in Proffer 76 below. The Plazas shall be privately maintained.

- 72. <u>Metro Plaza</u>. The Applicant shall provide a street-level park of approximately 1.14 acres located adjacent to the Metro Station Facilities and consistent with the Design Guidelines.
 - A. The Applicant shall initially provide interim improvements (Phase 1) to the Metro Plaza, as shown on Sheet L-4A of the CDP/FDP to activate the Metro Plaza upon opening of the Metro Station. These interim improvements shall include an extensive walkway system and/or careful integration of paving surfaces and includes benches, seat walls, bike racks, picnic lawn areas, landscaping, garbage containers and mobile restrooms, and may also include provision of interim "place making" uses, such as pop-up retail or service uses (collectively, "Temporary Retail Use Establishments"), on the Property immediately adjacent to the Metro Plaza. Said Temporary Retail Use Establishments may be housed in temporary buildings such as storage/shipping containers, movable carts, kiosks or food trucks or similar retail sales or service vehicles, or a combination thereof. Any Temporary Retail Use Establishment shall be installed in conformance with the Design Guidelines and in the general location depicted on Sheet L-4A of the CDP/FDP. The minimum interim improvements shall consist of 5,000 square feet of land area and up to eight (8) different Temporary Retail Use Establishments.
 - B. Ultimately, the Applicant shall also provide permanent improvements to the Metro Plaza, including hardscaping, landscaping, bike racks and bench seating, a terraced lawn panel with stepped seating for people watching and viewing events and public art as a focal element, as conceptually shown on Sheet L-6A-1 of the CDP/FDP, contingent on agreements with WMATA and the County. Space and requisite utility connections in accordance with FCDOT specifications (electric and telecommunications) shall also be provided for a multi-modal commuter information kiosk; said kiosk to be provided by others. The Metro Plaza shall be constructed prior to the issuance of the initial RUP or Non-RUP for the Metro Station Facilities or Building B2, whichever shall occur first.
 - C. If approved as part of a Comprehensive Sign Plan for the Property, the Applicant may install a video display or provide a moveable screen on the façade of Building B2 facing the park or located in the plaza area animating the Metro Plaza. Details of the video wall or flexible screen (including size, content, lighting and sound) shall be provided in the Comprehensive Sign Plan application.
 - D. As noted in Proffer 53, <u>Exhibit A</u> provides an alternative stormwater treatment method for the Metro Plaza.
 - E. As depicted on Sheet C-4 of the CDP/FDP, there is an area in the Metro Plaza on the west, south and east sides of the Metro Station's pavilion that is marked as the "15' Metro Clear Zone." This area will be subject to additional engineering and improvement through a future Special Exception ("SE"), FDPA or

other zoning application for the Metro Station. The SE design shall be coordinated and consistent with the design shown on the CDP/FDP. The use of the 15' Metro Clear Zone is established by this Application.

- 73. <u>Urban Park</u>. The Applicant shall provide an Urban Park at street level from the west and accessible from the east of approximately 0.85 acres to be located adjacent and between Buildings A3, A4 and D1. The Urban Park shall include features such as, but not limited to, lawn panels, hardscape and landscape areas, bench seating, a bocce ball court, seating with engraved game boards (e.g., chess), children's play area, decorative screen wall and dog park as conceptually shown on Sheets L-6B-1 and L-6B-2 of the CDP/FDP and consistent with the Design Guidelines. More specific details shall be determined at time of site plan approval for the first of the buildings referenced in the first sentence above. The Urban Park shall be constructed prior to the issuance of the first RUP for such buildings. The Urban Park shall be privately maintained and shall be designed to coordinate with or connect to the private courtyards of the residential buildings.
- 74. Pocket Park. The Applicant shall provide a Pocket Park of approximately 0.32 acres designed for casual use by transit users and as a neighborhood park for demonstrating protection, preservation and sustainability of natural resources. The design shall include native planting, a wooden deck and boardwalk system over a bio-retention area, benches, educational and information kiosk, and an art feature display, as conceptually shown on Sheets L-4, L-6C-1, and L-9 (Views 3 and 4) of the CDP/FDP and consistent with the Design Guidelines. Further, an interpretative sign may be added subject to Article 12 of the Ordinance or a CSP. More specific details shall be determined at time of site plan approval for the Metro Station Facilities and construction of the Pocket Park shall occur prior to the issuance of the Non-RUP for the Metro Station Facilities. The Pocket Park shall be privately maintained.
- 75. <u>Plaza Phasing</u>. The Plazas shall be constructed in phases and as generally shown on the CDP/FDP and in conformance with the Design Guidelines attached as <u>Exhibit B</u>. The applicable phased portion shall be substantially completed, i.e., open to the public and available for its intended purpose, prior to the issuance of the Non-RUP for the Metro Station Facilities for the improvements shown to be constructed with the Metro Station Facilities. The general location of the pedestrian connections to each Plaza associated with a particular phase/building is as set forth in the CDP/FDP.
- 76. Plaza Access Management Plan. Prior to the issuance of the Non-RUP for the Metro Station Facilities, the Applicant will implement a Plaza Access Management Plan to grant public access and to provide safe access and use of each Plaza to all persons by seeking to minimize the number of vehicles on the Plazas while preserving vehicular access. The plan shall be submitted to FCDOT and the Zoning Administrator for approval consistent with the parameters set forth in this Proffer. The plan will be provided as a supplement to office and retail leases and to residential/rental materials and will be posted on the project's or property manager's website. The Plaza Access Management Plan will be included in the packages of informational materials referenced in the TDM Plan.
- 77. <u>Means of Enforcing Restrictions</u>. Restrictions on accessing the Plazas are to be enforced by the deployment of physical barriers and/or on-site personnel.

- A. Physical barriers will consist of any combination of the following (or new technology as it becomes available): removable bollards, retractable bollards, temporary barriers, stanchions and gates, as discussed and illustrated in the Design Guidelines.
- B. On-site personnel will be deployed when access to any Plaza is restricted, except during times when it completely closed through the use of physical barriers (as described above). When deployed, the on-site personnel will be readily visible to those trying to access the particular Plaza. The on-site personnel will be provided heat/shelter, during times of inclement weather, to ensure that they are able to remain in appropriate position to manage traffic accessing the Plaza.
- 78. Other Means of Minimizing Vehicular Use of the Plazas. In addition to the foregoing restrictions on access, the Applicant may employ other means to minimize the number of vehicles on each Plaza, but such means shall be consistent with the Design Guidelines.
- 79. <u>Signage</u>. Signage will address Plaza access, as appropriate, will be easily seen and informative and will be consistent with the design in any subsequently-approved Comprehensive Sign Plan and the Design Guidelines.
- 80. <u>Communications</u>. Regular communications to residents and tenants regarding upcoming events and temporary closures will be provided via temporary signage, fliers, website postings, social media tools and other messaging tools.

81. Deliveries.

- A. The Applicant shall endeavor to have all regularly scheduled deliveries directed to the designated service loading and receiving locations elsewhere on the project, and not in the Plazas.
- B. Notwithstanding the above, the Applicant shall work with tenants, to the maximum extent practicable, to seek to ensure that the number of delivery trucks on any Plaza at any time shall be no more than three (3) and that deliveries shall not occur on the Metro Plaza during peak hour times for the Metrorail.
 - C. All office move-ins will be done through the garage loading docks.

Plaza Management Exceptions.

- A. This will not preclude the Applicant from operating small service vehicles or passenger jitneys which would be appropriate on a sidewalk or surface other than a travel way in the ordinary course of property management, including without limitation to ferry users around the Plazas.
- B. Subject to the requirements of any public access easement granted pursuant to Proffer 17, nothing in this Proffer, or the Plaza Access Management Plan will prohibit the Applicant from providing greater access restrictions or from closing

all or any portion of the Plaza on a temporary or periodic basis, provided that access to the Metro Station and the Metro Station Facilities shall not be closed.

83. Amenities and Facilities for Residents.

- A. The Applicant shall provide, as part of any residential building, facilities designed to meet the onsite recreational needs of the future residents of such building, including, but not limited to exercise rooms, swimming pools, activity courts, club rooms, meeting rooms, media centers and cyber cafes.
 - B. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700.00 per market-rate residential unit on such recreation facilities. In the event the total cost of the recreational improvements constructed on the Property is demonstrated to be less than \$1,700.00 per unit for a particular residential building, the Applicant shall provide the remainder in a cash contribution to the FCPA for the development of active recreational facilities in the vicinity of the Property prior to the issuance of the final RUP for the particular building.
- 84. Parks Contribution. Prior to the issuance of the first RUP for a multi-family residential building in the development, the Applicant shall contribute \$500,000.00 to the Board of Supervisors to be used for park, trail and athletic field improvements in the vicinity of the Property, intended to serve the future residents, as determined by the Dranesville District Supervisor in consultation with the Fairfax County Park Authority. Prior to the issuance of the first Non-RUP for an office building in the development, the Applicant shall contribute \$250,000.00 to the Board of Supervisors to be used for park, trail and athletic field improvements in the vicinity of the Property, intended to serve the future office tenants and employees, as determined by the Dranesville District Supervisor in consultation with the Fairfax County Park Authority. The two (2) public parks monetary contributions described above shall escalate from the date of the approval of this Application to the date of payment in accordance with Proffer 94.

SCHOOLS

- 85. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and Criterion effective January 7, 2003, as adjusted, the Applicant shall contribute \$10,825.00 per expected new student (assuming a ratio of 0.106 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for each residential building and shall be based on the actual number of dwelling units built in each building.
- 86. Adjustments to School Contribution. If, prior to site plan approval for the respective residential buildings, the County should modify the accepted ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the

contribution shall be modified for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

WORKFORCE HOUSING

- 87. <u>ADUs</u>. If required by the provisions of Part 8 of Article 2 of the Ordinance, Affordable Dwelling Units ("ADUs") shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.
- 88. <u>Workforce Dwelling Units ("WDUs")</u>. The number of WDUs to be provided on the Property shall be equal to 15.6% of all dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007.
- Non-Residential Contribution for Workforce Housing. For all non-residential 89. development, excluding commercial retail/services and public uses, the Applicant shall select, within its sole discretion, one of the following two options for contributing toward the provision of affordable and/or workforce housing within the greater Herndon and Dulles areas. These contributions shall be made to the Board of Supervisors, be deposited in a specific fund to be used solely for this purpose within the greater Herndon and Dulles areas, and shall be payable at the time of issuance of the initial Non-RUPs for office buildings or the hotel on the Property, excluding any ground floor retail/service uses and public uses; provided that if any ground floor retail/service use utilizes space above the ground floor (e.g., a two-level eating establishment), then such upper floor space shall also be excluded. The options shall consist of either (i) a onetime contribution of \$3.00 for each square foot of GFA of office or hotel use, or (ii) an annual contribution of \$0.25 for each square foot of GFA of new office or hotel use continuing for a total of sixteen (16) years. Should the Board of Supervisors adopt new policies for affordable housing contributions by non-residential developments in the greater Herndon and Dulles areas, the Applicant may, within its discretion, elect to comply with these policies in lieu of the contributions described herein without the necessity of a CDPA, PCA or FDPA.

NOISE ATTENUATION FOR RESIDENTIAL USES

90. Noise Study. The Applicant commits to meeting the Comprehensive Plan guidance which ensures that no new residential use shall be exposed to transportation generated noise levels in excess of 45 decibels for interior areas and 65 decibels for outdoor recreation areas. The Applicant shall provide an acoustical analysis which evaluates existing and future traffic and transit conditions and noise sources at least twenty-five (25) years into the future. If the noise study concludes that the new residential building will be affected by noise levels that require mitigation, then at the time of site plan submission, the Applicant shall submit a refined acoustical analysis. The refined acoustical analysis will incorporate findings from a building shell analysis based on the building plans to determine the appropriate noise attenuation measures. Such acoustical analysis shall be submitted to EDRB and DPWES for review. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the analysis.

- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be greater than 70 dBA Ldn shall employ the following acoustical measures:
 - i. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 45 as dictated by the percent of glass.
 - ii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by highway noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:
 - i. Exterior walls should have a laboratory STC rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.
 - ii. All surfaces should be sealed and caulked in accordance with methods approved by the ASTM) to minimize sound transmission.
- C. The Applicant shall provide noise attenuation measures as determined necessary from the acoustical analysis to ensure that traffic and transit related noise shall not exceed 65 decibels in the outdoor recreation areas.
- D. Future residential tenants shall be provided full disclosure of the proximity to Dulles Airport and the potential of hearing airplane flyovers at this site even though the airplane noise levels do not exceed the noise threshold recommended by the FAA and the County.

COMMUNITY ASSOCIATION

91. Establishment of COA. Prior to issuance of the first RUP or Non-RUP for a new permanent building (excluding the Metro Station Facilities), the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Property, as well as individual sub-associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. At a minimum, each COA, all owners of residential units (unless represented by and included in a COA) and the owners of each multi family, office and/or hotel

building shall be members of the Community Association. The Community Association shall be responsible for the obligations specifically identified as its obligations in these Proffers, including, but not limited to, implementation of the TDM program, maintenance of the private streets (including the Private Drive) and pedestrian areas, maintenance of the publicly-accessible park areas, and notification obligations. Such governance documents shall be submitted to the Office of the County Attorney to ensure they provide for the various proffers and maintenance obligations not otherwise covered by separate agreement with the County or VDOT.

MISCELLANEOUS

Tax District Buyouts for Certain Residential Uses. Within sixty (60) days after 92. the approval of the Rezoning application, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration requesting a lump sum payment amount that represents the County's estimate of the present value of the future special improvements taxes that would have been payable to the Route 28 Highway Transportation Improvement Tax District ("Route 28 Tax District") attributable to the portion of the Property under the current PDC zoning classification and hereby rezoned to the PRM district to be developed for residential rental or condominium use. Such amount shall be determined in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District pursuant to Section 15.2-4608 of the Code of Virginia. After such payment, the portion of the Property used for residential uses shall not be subject to the applicable special improvement taxes for the Route 28 Tax District until and unless such land is thereafter developed with non-residential uses. Any special improvement taxes previously paid in the year the application is approved shall be credited towards the one-time payment on a prorated basis.

Further, at least sixty (60) days prior to recording any final residential condominium documents for portions of the Property located within the now existing Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the Property. Prior to recording the condominium documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase II District taxes based on the use of that portion of the Property subject to the condominium prior to this Rezoning that will be lost as a result of recording the condominium documents, in accordance with a formula approved by the Fairfax County Board of Supervisors.

- 93. <u>Severability</u>. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a PCA, SE, Special Permit ("SP"), CSP or FDPA without joinder and/or consent of the title owner of the other portions of the Property, provided that such PCA, SE, SP, CSP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP, CSP or FDPA shall otherwise remain in full force and effect.
- 94. Adjustment in Contribution Amounts. All proffers specifying monetary contributions shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not

seasonally adjusted) ("CPI-U") in effect in January of each year, as permitted by Section 15.2-2303.3 of the Code of Virginia.

- 95. <u>Site Excavation and Blasting</u>. If blasting is required on-site, the Applicant shall ensure that blasting is done pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same, including without limitation, the use of blasting mats. In addition, the Applicant shall:
 - A. Retain a professional consultant to perform a pre-blast survey of each on-site and off-site building, to the extent that any of these buildings are located on the properties within two hundred and fifty (250) feet of the blast site;
 - B. Prior to any blasting being done, the Applicant shall provide written confirmation to DPWES that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request;
 - C. Require the blasting consultant to request access to any houses, wells, buildings, or swimming pools, by notification to the owners within two hundred and fifty (250) feet of the blast site. If permitted by the owner, determine the pre-blast conditions of these structures. The Applicant's consultant will be required to give a minimum of fourteen (14) days' notice of the scheduling of the pre-blast survey. The Applicant shall provide any property owners entitled to pre-blast inspections, the name, address and phone number of the blasting contractor's insurance carrier;
 - D. Require its consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request;
 - E. Notify property owners within two hundred and fifty (250) feet of the blast site at least ten (10) days prior to blasting; no blasting shall occur until such notice has been given;
 - F. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause its consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner;
 - G. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter; and
 - H. The consultant shall be required to provide an analysis of the potential for gas migration from the site to the Fire Marshal for review and approval prior to blasting. Appropriate gas migration mitigation and/or notification pursuant to County regulations shall be implemented.
- 96. <u>Construction Management</u>. The Applicant shall prepare and implement a construction management plan during construction of each phase, as appropriate, to provide safe

and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. The management plan shall identify anticipated construction entrances, construction staging areas (including one for the Metro Station), construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane or street closures, or other construction related activities to minimize disturbance on the surrounding road network. Construction staging areas shall be screened and landscaped as depicted on Sheet L-4A of the CDP/FDP, provided that any interim screening shall not be located within any sight distance triangle. The management plan shall be prepared by a qualified professional and submitted for review and comment to VDOT, FCDOT and DPWES upon submission of the initial site plan for each building.

- 97. <u>Universal Design</u>. A minimum of one percent (1%) of the total multifamily dwelling units shall be designed and constructed to include a selection of universal design features and options, as determined by the Applicant, which may include, but shall not be limited to, seat areas in master bath showers, lever type door handles, slip resistant flooring, optional hand held shower heads, and optional front load washers and dryers.
- 98. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, transportation, publicly accessible park areas, athletic fields, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT approval for traffic signals, necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these Proffered improvement(s).
- Applicant and their successors and assigns. Each reference to "Applicant" in this Proffer statement shall include within its meaning and shall be binding upon Applicant' successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to any portion of the Property subject to a COA, the COA shall have liability for performance of any applicable proffers, but not the individual condominium owners.
- 100. <u>Counterparts</u>. These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

[Signatures on next page]

Nugget Joint Venture, L.C. RZ 2009-HM-017 Tax Map: 15-2((1)) Parcel (13 pt.), Tax Map: 15-4((5)) Parcel 5B and Parcel 5A (pt.)

Signature Pages to Proffer Statement

TITLE OWNER OF TAX MAP NO. 15-2 ((1)) 13 (pt.) and 15-4 ((5)) 5A (pt.):

NUGGET JOINT VENTURE, L.C.

By: ALLEN & ROCKS, INC., its manager

Nicholas P. H. Rocks, President

Nugget Joint Venture, L.C. RZ 2009-HM-017

Tax Map: 15-2((1)) Parcel 13 (pt.),

Tax Map: 15-4((5)) Parcel 5B and Parcel 5A (pt.)

Signature Pages to Proffer Statement

TITLE OWNER OF TAX MAP NO. 15-4 ((5)) 5B: BOARD OF SUPERVISORS OF FAIRFAX COUNTY

v: Zli

Edward L. Long, Jr.

Its: County Executive

EXHIBITS

Exhibit A Metro Plaza Stormwater Management Alternative Plan

Exhibit B Design Guidelines

EXHIBIT A

Metro Plaza Stormwater Management Alternative Plan

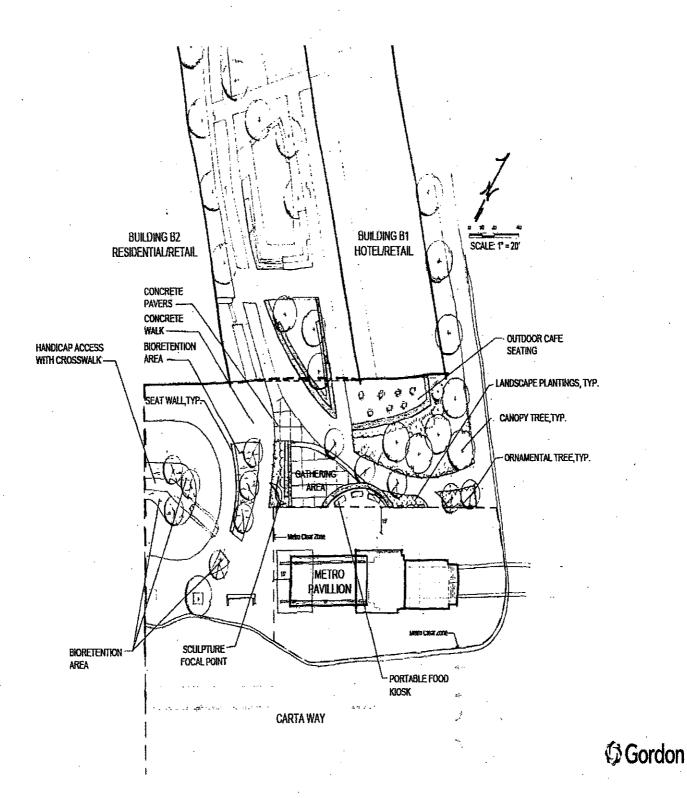


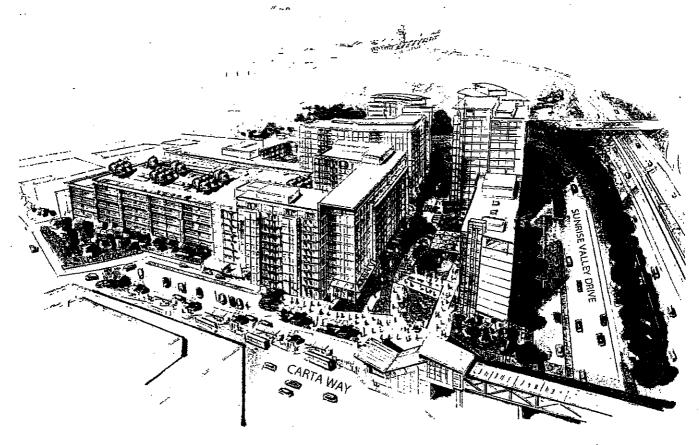
EXHIBIT B

Design Guidelines

EXHIBIT B



PROPOSED DESIGN GUIDELINES FOR INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE





Dewberry



INTENTIONALLY LEFT BLANK



VISION FOR INNOVATION CENTER SOUTH:

A TWENTY-FIRST CENTURY
TRANSIT-ORIENTED DEVELOPMENT



1960 GALLOWS ROAD SUITE 300 VIENNA, VIRGINIA, 22182 T: 703 915 3383



1676 INTERNATIONAL DRIVE SUITE 500 McLEAN, VIRGINIA, 22102 T: 703 556 9275



8401 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA, 22031 T: 703 849 0518



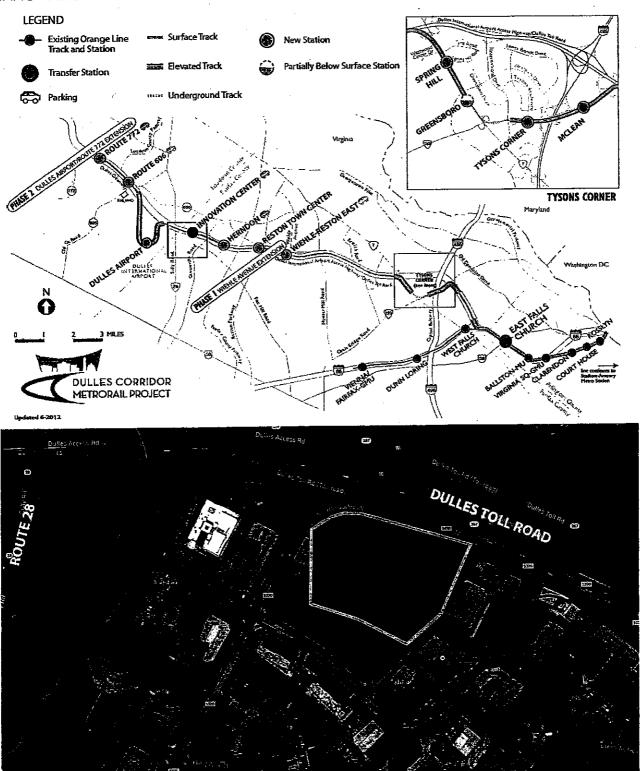
LSG LANDSCAPE ARCHITECTURE

1919 GALLOWS ROAD SUITE 110 VIENNA, VIRGINIA, 22182 T: 703 821 2045

PROPOSED DESIGN GUIDELINES FOR INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE

TABLE OF CONTENTS	1
INTRODUCTION	3
DEVELOPMENT GOALS	4
DEVELOPMENT SUMMARY	5
FRAME WORK PLAN CONNECTIVITY	9 11
DESIGN STANDARDS OVERVIEW TYPICAL ARCHITECTURAL ELEVATIONS PLAZAS, OPEN SPACES AND FOCAL POINTS (General) METRO PLAZA SPECIFIC GUIDELINES METRO PLAZAPEDESTRIAN CIRCULATION	12 12 14 16 18 22
PHASE I INTERIM IMPROVEMENTS POCKET PARK SPECIFIC GUIDELINES URBAN PARK SPECIFIC GUIDELINES STREETSCAPE / PEDESTRIAN WALKWAY DESIGN PLANT MATERIALS PUBLIC ART BICYCLE ACCESS / PARKING LIGHTING	24 26 28 30 36 37 38 39
CHARACTER OF BUILDINGS SPECIFIC BUILDING TYPOLOGIES Type 1 – Low Rise Residential (Six Floors or Less) Type 2 – Mid to High Rise Residential (Seven Floors or More) Type 3 – Commercial Office Type 4 – Hotel TYPE 5 - Garages TEMPORARY RETAIL AWNINGS & CANOPIES BANNERS SIGNAGE MECHANICAL EQUIPMENT FENCES, WALLS, & SECURITY GATES / BARRIERS	40 42 42 45 46 48 49 50 51 52 53 54
FLAG POLES & FLAGS	55

INNOVATION CENTER ON SILVER LINE



INNOVATION CENTER SOUTH SITE

INTRODUCTION

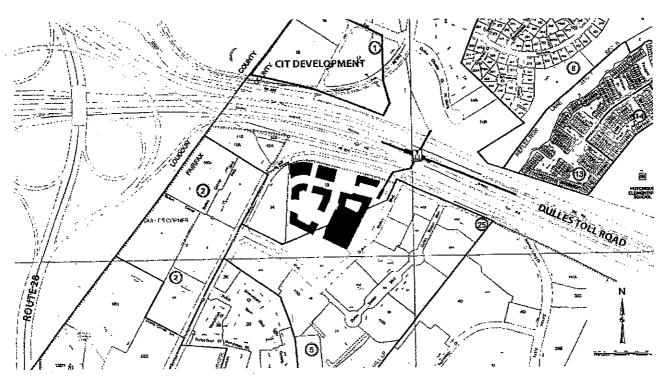
Innovation Center South is planned to be a transit-oriented, mixed use development providing a high quality built environment.

This 14.68 acre site is located in Fairfax County, Virginia and is directly adjacent to the planned Innovation Center Metro Station. Dulles Airport, one of the major economic engines of Northern Virginia and the Washington Metropolitan area as a whole, will be the next Silver Line station to the west and is also easily accessible via automobile.

The site enjoys close proximity to Route 28 and the Dulles Toll Road (Route 267), two of the most important highways in the region.

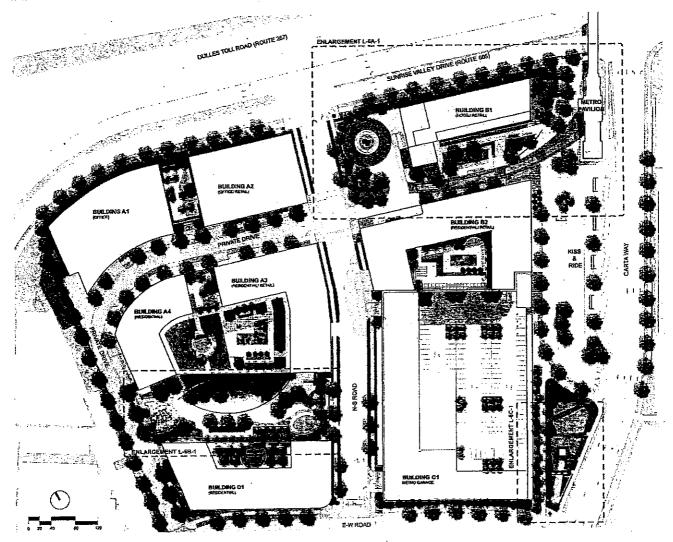
The Center for Innovative Technology (CIT), a driving force in the technology sector of the Virginia economy, is opposite Innovation Center South. The pedestrian bridges being constructed as part of the Silver Line will provide a direct connection between CIT and Innovation Center South.

The project is comprised of residential, office, retail, hotel uses and controlled parking facilities as well as a large public garage that will serve as a major park and ride facility for Metro's Silver Line. In conjunction with the Innovation Center Metro Station, the concomitant bus and other commuter facilities will make Innovation Center South into a major transit hub for this portion of Fairfax County.



INNOVATION CENTER SOUTH SITE

INNOVATION CENTER MASTER PLAN



DEVELOPMENT GOALS

Development of Innovation Center South will accomplish the following goals:

- Establish a new "place" where residents, guests, workers, commuters, shoppers and diners can interact in a vibrant plaza venue and gain access directly to the Innovation Metro Station.
- Provide for increased connectivity to adjoining developments.

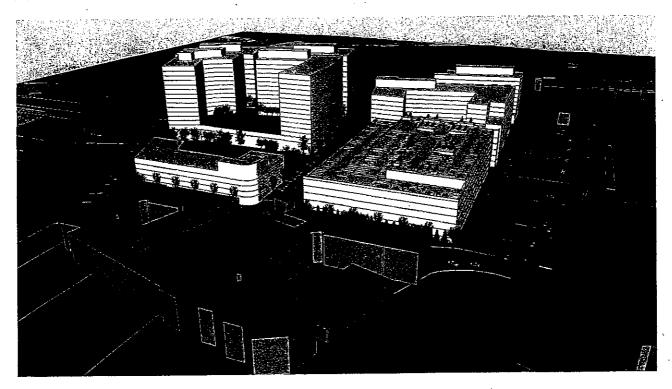
- Provide a compact, walkable public realm with gracious plazas and streetscape as well as access to the Innovation Metro Station and Garage, enhanced by retail and restaurant establishments where appropriate.
- Create programmable spaces within the principal plazas that can serve as a dynamic venue for a variety of events and public uses.
- Incorporate high levels of architectural and urban design into the project that is consistent from phase I to final development phase.

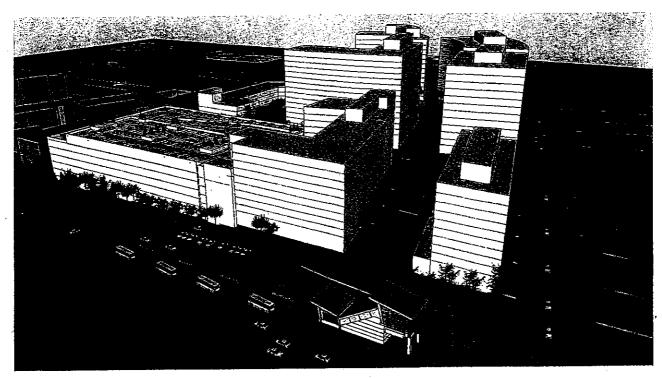
DEVELOPMENT SUMMARY

The total Gross Floor Area (GFA) proposed for Innovation Center South is (up to 1,646,041 SF) which averages up to 3.0 FAR as allowed under the requested PRM zoning category and in conformance with the 3.0 FAR recommended in the Comprehensive Plan. While embracing flexibility in order to be able to respond to market demand, the proffers and Conceptual Development Plan/Final Development Plans will (CDP/FDP) also ensure a balanced community with a development framework that includes the following components:

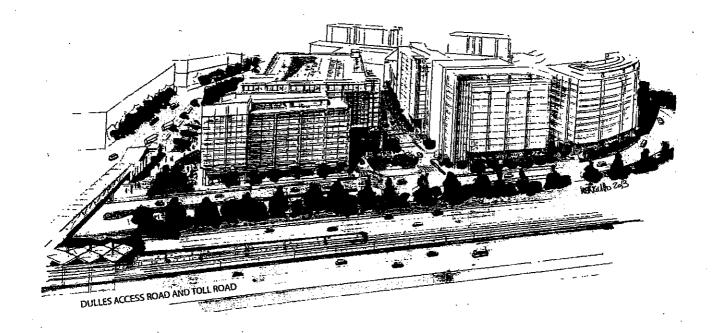
- A 2108 space garage to serve the Metro Station. [C1]
- A Kiss and Ride facility
- 4 Bus Bays
- Bicycle Facilities
- A strikingly designed plaza adjacent to the Metro Pavilion
- Two office buildings [A1, A2]
- ❖ A hotel [B1]
- Low and high rise residential [A3, A4, B2, D1]
- High quality retail
- An inviting and highly walkable streetscape
- A combination of on-street, underground and structured parking
- New public streets and private roads

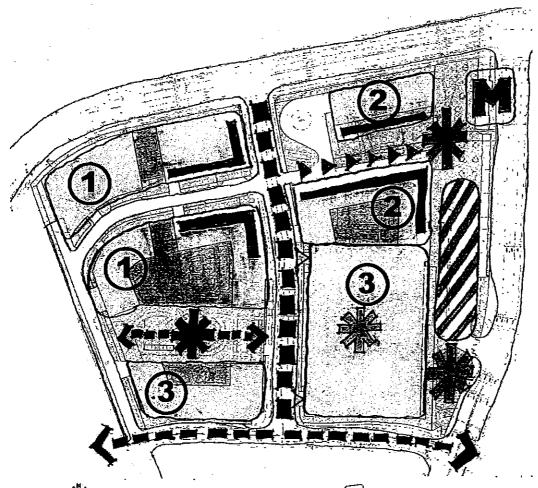
MASSING MODEL - VIÈW FROM SOUTH





MASSING MODEL - VIEW FROM CARTA WAY





- Pocket Park
- Metro Signage Entries
- **ME New N/S Collector**
- New E/W Collector
- (1) Height Zone 1 | up to 180'
- (2) Height Zone 2 | up to 120'
- (3) Height Zone 3 | up to 90'

- METRO
- 🥢 Kiss & Ride
- **Metro Garage**
- **W** Urban Park
- * Metro Plaza
- Main Pedestrian
 Connection to Metro

Height Zone

Retail Frontage

FRAMEWORK PLAN

The Framework Plan illustrates the principal concepts underlying the design of Innovation Center South. The tallest buildings (Height Zone 1 (up to 180') are located on Sunrise Valley Drive away from lower rise residential areas. Height Zone 2 (up to 120') provides a tapering effect towards the lower rise development to the east and south. The lowest buildings in Innovation Center South, in Height Zone 3 (up to 90'), are adjacent to the existing and proposed low rise residential development.

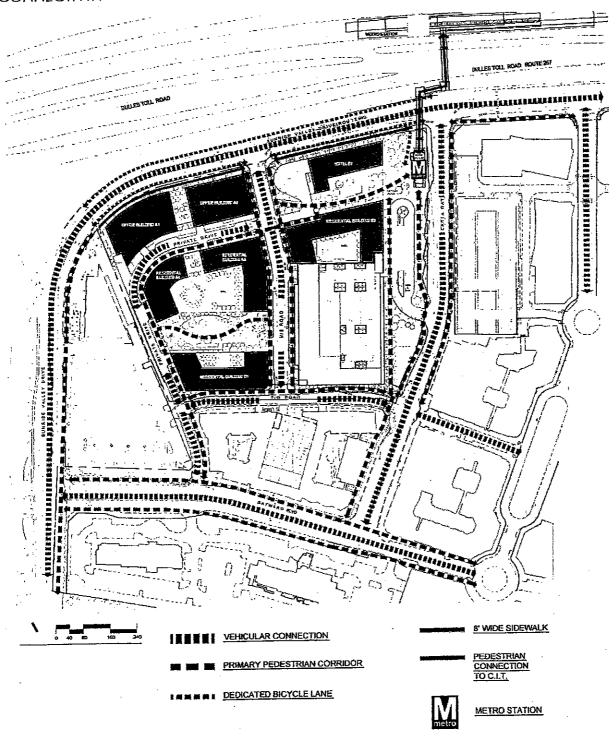
Tapering towards the south brings light and air to the interior spaces and creates compatibility with the proposed residential development to the south side. The Metro Plaza opens up to the elaborate landscape of the metro park between the hotel and the residential tower.

The exposure on Toll Road creates opportunity for major corporate headquarters and upscale hotel. A formal plaza in front hotel main entrance establishes a gateway to the development and opens long views into and from this mixed use complex.

Retail development is concentrated on either side of the major pedestrian access to the Metro Plaza and on the street leading up to it. Major parking and loading for the Metro Garage and other parts of the development occurs on the new North/South street. The triad of principal open spaces (Metro Plaza, the Pocket Park and the Urban Park) will each have their own character as defined in these guidelines and each will make a unique contribution to the public realm.

A grid pattern of streets with high quality streetscape elements knits the whole composition together while the new East/ West street offers the opportunity to create connections to adjacent properties so that Innovation Center South can serve as a catalyst for the creation of a larger urban sector.

CONNECTIVITY



Future Development will be integrated to the existing grid and will be well connected with adjacent properties.

CONNECTIVITY

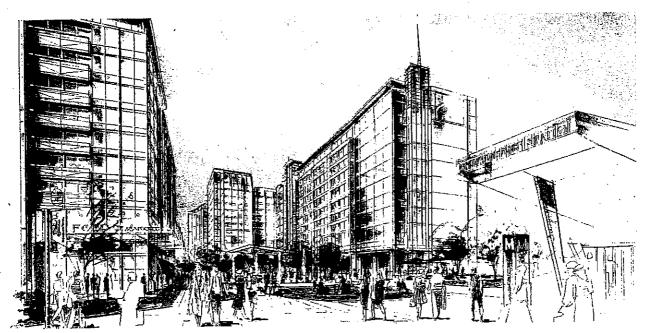
- The new North/South and East/West roads are connected to the existing road network and are intended to be primarily internal roads. Private Drive terminates at the New North/South Road and is envisioned as a pedestrian friendly street lined with retail and parallel parking on both sides. The Metro Plaza will serve as a focal point for both vehicular and pedestrian activity.
- Primary pedestrian connections are located along wide, well lit sidewalks accentuated by shade trees and street furniture. These features will also be integrated into the parks and public plazas, providing a safe and inviting environment for residents and visitors.
- Innovation Center South is connected to C.i.T. and new development on the north side of the Dulles Toll Road via an elevated pedestrian connection that passes through the Metro Station.
- A dedicated bicycle lane on Sunrise Valley Drive, with generous bicycle parking throughout the site and inside the parking garages, will encourage bikes as a viable alternative to automotive vehicles.
- The 8' wide sidewalk along Sunrise Valley Drive will be connected in the future with a wider network of pedestrian trails throughout Fairfax County.

DESIGN STANDARDS

OVERVIEW

Effective design guidelines define what is important to achieve from a civic perspective. The project is comprised of residential, office, retail, hotel uses and controlled parking facilities as well as a large public garage that will serve as a major park and ride facility for Metro's Silver Line. When using these guidelines to review, develop or alter a project within Innovation Center South it is as important to look to the intent of the recommendation as to the specific provisions. Thus, these guidelines are intended to create a framework for future decisions regarding the built environment in Innovation Center South that allows for flexibility and creativity.

To help establish this intent, the following is a partial list of common elements which occur in the urban environment with guideline statements that will aid both the County and the developer during the creation of Innovation Center South.

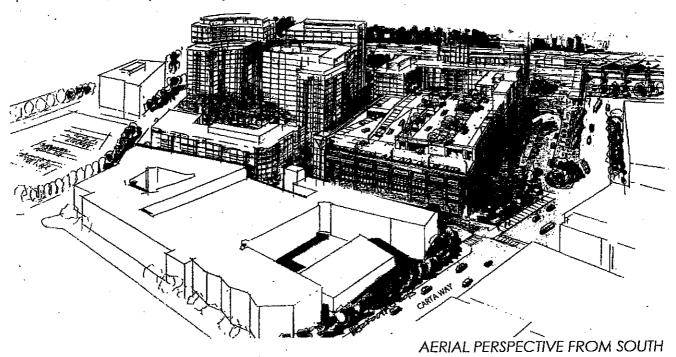


VIEW FROM METRO PAVILLION

AERIAL PERSPECTIVE FROM CARTA WAY



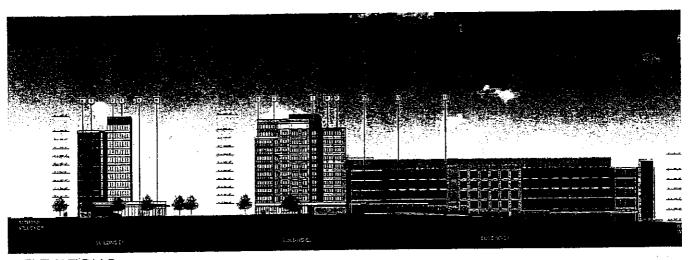
With the exception of the Metro Garage, all 3492 cars that support the development are hidden under or behind the buildings leaving open areas for parks and plazas. The open areas are designed and programed with special care to become meeting and gathering spaces, to hold public events, or to provide adjacent retail with outdoor seating.



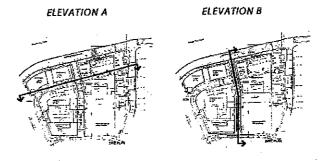
TYPICAL ARCHITECTURAL ELEVATIONS



ELEVATION A

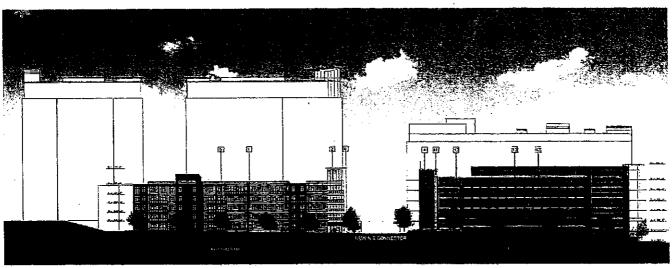


ELEVATION B



Buildings are designed with extensive glazing & other high quality finishes. Ground floors have higher floor to floor height. Non-reflective, clear glass is encouraged to allow for integration between interiors and the streetscapes in order to make the buildings inviting and open. Building scale and proportions are balanced by alternating the materials and articulation of exterior walls.

TYPICAL ARCHITECTURAL ELEVATIONS



ELEVATION C



ELEVATION D

ELEVATION C ELEVATION D

LEGEND

- MASONRY/PRECAST
- CLEAR GLASS
- 3 SPANDREL GLASS
- 4 ALUMINUM STOREFRONT 5 ARCHITECTURAL RAILING
- 6 METAL CANOPY
- 7 SIGNAGE
- 8 OVERHEAD DOOR
- METAL TRELLIS
- 10 SYNTHETIC EIFS (STUCCO)
- 11 METAL PANELING

The dynamic skyline is achieved by higher corner elements, as well as higher parapets and architecturally integrated mechanical penthouses. Throughout whole development, the use of earth tones and complementary colors creates harmony between the various building types.

PLAZAS, OPEN SPACES, COURTYARDS AND FOCAL POINTS (General)

Plazas, open space and special amenities make important contributions to the quality of the built environment when properly designed.

They should be an integral part of the overall concept and be compatible with the design of adjacent buildings. These key components of the public realm should be visually linked by the streescape elements to assist in wayfinding through Innovation Center South

The following general guidelines are intended to give direction to the design of these spaces whether public or private.

Specific guidelines for the Metro Plaza, immediately adjacent to the Metro Pavilion, the Urban Park of approximately 1 acre in the residential precinct and the Pocket park at the southern end of the Metro bus facility follow:

- Plazas should have ample provision for seating on planter and other walls as well as more traditional seating such as benches. Outdoor cafes should be encouraged.
- Highly landscaped residential courtyards should provide recreational facilities and amenities for the residents such as swimming pools, fire pits, exterior billiard tables, seating areas, etc.
- Landscape materials in plazas and open spaces should provide shade in summer and color throughout the year. Native landscape plantings should be used where practical.
- Where appropriate, quiet recreational facilities such as chess tables, art features, event spaces, multi-function lawns, bocce courts and playgrounds should be provided.

- Provision should be made for power, stage areas, sound systems and event lighting depending upon the character and purpose of the individual plaza or open space.
- Plazas should have central focal points of interest which help organize the space. This may be accomplished by public art, fountains and architectural features or the design of adjacent buildings.
- Landscape design, whether in public or private areas, should reinforce the architectural design objectives and screen views of parking areas, service areas, mechanical equipment, etc.
- In order to achieve a high quality pedestrian experience, kiosks should be located in a manner that does not impede the public way and utility zones should not be located in the center of the plaza.
- Open spaces should be visually linked by streetscape and other landscape elements to assist in wayfinding



PUBLIC PLAZA

METRO PLAZA SPECIFIC GUIDELINES

The Metro Plaza is the largest public open space within Innovation Center South and will serve as the social and civic heart of Innovation Center South. This is the place where major public events such as festivals, farmers markets and fairs will occur. It is also an urban place consisting of a variety of spaces that encourage both private contemplation and person to person interaction. Symbolically, it is the interface between the private and public spheres as exemplified by the Metro Station and the hotel site which frame the plaza. Over an acre of well-designed urban hardscape and landscape, Metro Plaza also establishes a formal gateway at the intersection of Sunrise Valley Drive and Carta Way. As Innovation Center South develops, the north and south edges of the Plaza will be defined by private buildings containing ground floor retail. This will not only help activate the space but will also enhance the character of the Plaza.

The Metro Pavilion will provide a visual terminus at the northeast corner of the Plaza while public art and other features will define the southern entry. The following primary design features characterize the Metro Plaza:

Building Frontages

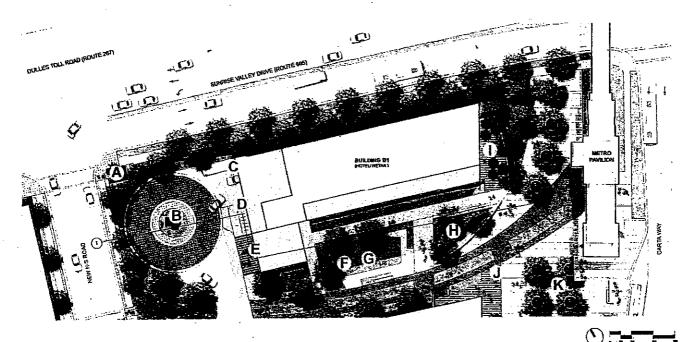
buildings (architecture, functionality The and relation to the ground plane) should be designed to foster active use of the plaza and to be enticing and easily accessible to the surrounding community. A variety of design strategies including placement of public art, installation of awnings or other entry details and use of signage as allowed under the Zoning Ordinance and an adopted Comprehensive Sign plan may be used to enhance and enliven the pedestrian experience, create additional visual interest, denote locations of retailers and communicate project and Metro related information to pedestrians. Specific recommendations for these buildings and adjunct uses are contained in the Building Design Guidelines portion of this document.





STREET SCAPE

METRO PLAZA



METRO PLAZA POTENTIAL ACTIVITIES

SERVE AS A MAJOR TRANSIT CORRIDOR AND UNIQUE PLACE-MAKING PLAZAFOR CIVIC GATHERING AND COMMERCIAL SUPPORT ACTIVITIES SUCH AS SEASONAL DECORATIONS & PROGRAMS.

SCULPTURE DISPLAY

PICNICKING AND GATHERING SPACE

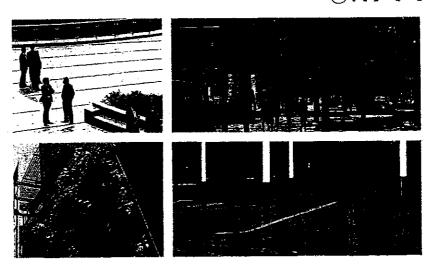
MULTI-PURPOSE LAWN USE

OUTDOOR RETAIL AREA

METRO BIKE STORAGE

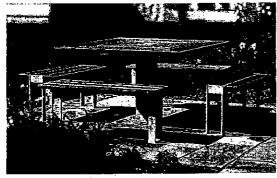
HOTEL ROUNDABOUT

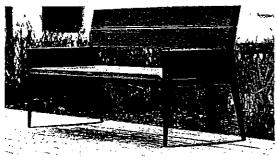
- A. SIGN
- B. FOCAL POINT
- C. LOADING AREA
- D. GARAGE ENTRANCE
- E. MAIN HOTEL ENTRANCE
- F. ART FEATURE
- G. MULTIFUNCTION LAWN
- H, EVENT SPACE
- I. OUTDOOR CAFE
- J. RETAIL SPACE
- K. WIFI BOOTH & CHARGING STATION



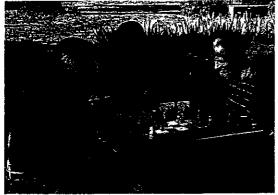
A. The quality of the Metro Plaza will color the perceptions of thousands of Metro riders, especially first time passengers. Creating an environment that is attractive, inviting and convenient will encourage Metro users to stay and experience all Innovation Center South has to offer. The inviting park, long vistas framed by Class A buildings with first floor retail and the other amenities in and near Metro Park will create a place that encourages engagement by all who pass through.

OUTDOOR FURNITURE







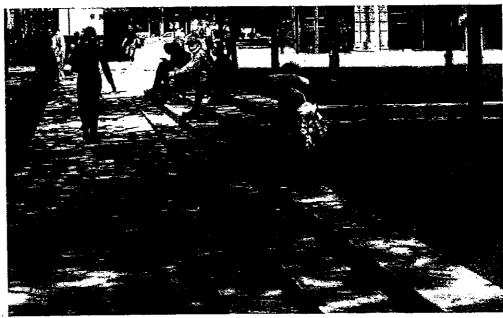


SEATING

The Metro Plaza will provide a pedestrianoriented focal point for Innovation Center South as well as gathering spaces well designed access to the Metro Station. Elements of the design will include:

- An area of at least 5000 square feet suitable for performances, temporary displays, sculpture, etc. This is exclusive of any designated areas for temporary retail or kiosks.
- A variety of seating areas throughout the plaza, oriented toward restaurants with outdoor seating, as well as building entrances and other locations where seating would be convenient for broader public use. It is anticipated that both permanent and temporary seating will be provided.
- A public way identified with wayfinding to reach the Metro Station that will remain open during both special events and normal operations as defined in the proffers.
- Materials and design used for paving that help to visually differentiate Metro Plaza from surrounding streetscapes.

SEATING WALL



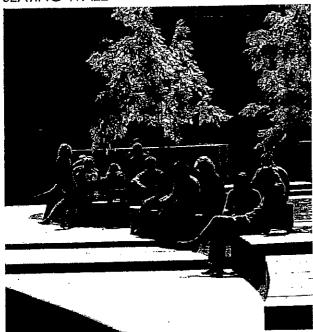
- Install lighting sufficient to create a safe and friendly pedestrian experience.
- Provide benches, planter walls and other types of seating, which are not oriented toward restaurant use, on the Metro Plaza. Such seating will be designed and sited to ensure that the Metro Plaza is welcoming, and supports the needs of Metro users as well as employees, residents and patrons of temporary retail/restaurant uses or kiosks.
- Designate areas that allow for seasonal activities such as open-air farmers' markets, art fairs, concerts, theaters, contests, holiday festivities and the like.
- Place signage in strategic locations to provide information such as times of operation, seasonal uses, Metro signage, way-finding and other site information (public and private). The design and placement of signage will be subject to the provisions of the Zoning Ordinance and the adopted Comprehensive Sign Plan for the project.

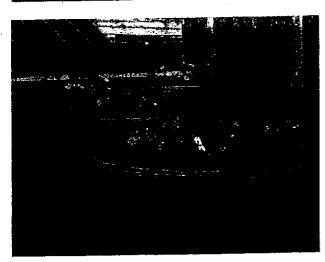




MARKETS AND SEASONAL EVENTS

SEATING WALL







PLANTERS

METRO PLAZA PEDESTRIAN CIRCULATION

The Metro Plaza prioritizes nonautomotive circulation, welcoming bicyclists and pedestrians from all directions to a protected space that provides access to adjoining buildings as well as the Metro Station. The retail component of each building and the Metro Pavilion create a public venue and community focus that is truly oriented to pedestrian use and access.

Except for food trucks or similar temporary retail and service facilities as may be allowed on the Plaza (please refer to the Temporary Retail portion of these guidelines), the vehicular access to the Plaza will be restricted to emergency services and maintenance. Access to the planned hotel's porte cochere and drop-off will be restricted through the use of dismountable bollards, signage, paving, operational controls or other methods to prohibit it from becoming an informal kiss and ride

Most of the Metro Plaza is only accessible by pedestrians. At build out, the ground plane of the Metro Plaza is to be treated with high quality materials that provide a mixture of color and texture that can be used to define particular gathering places and to guide circulation through the Metro Plaza. Examples

DECORATIVE PAVING

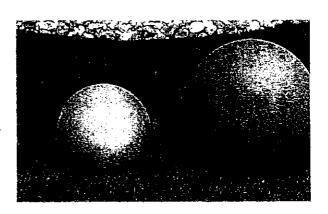




of these materials include brick or concrete pavers, cobblestones, ceramic pavers and brushed concrete among others. While interim treatment of portions of the Metro Plaza surface with stamped asphalt is acceptable where construction damage is anticipated, the area immediately next to the Metro Pavilion, to be constructed in conjunction with the Metro garage, will be finished in high quality paving materials as described above.

Bollards and/or planters may be used to restrict vehicular access. If these are used they should be attractive and coordinated with the high caliber design of the plaza paving, street furnitures and other features as well as the architecture of the adjacent buildings and street furniture. The Streetscape section of these Design Guidelines provides examples of acceptable products and materials. Metro Plaza lighting will accentuate the boundaries of the pedestrian-only areas, particularly for evening use of the Metro Plaza.

Bicycles may enter the Metro Plaza at pedestrian access points, and open air bicycle parking will be available in several locations. Bicycle parking will also be placed within the private and Metro garages in designated bicycle storage rooms so that bicycles may be secured indoors prior to entering the Metro Plaza. Please refer to the Bicycle Parking/Access Section of these guidelines for further detail.



BOLLARDS

PHASE 1 INTERIM IMPROVEMENTS

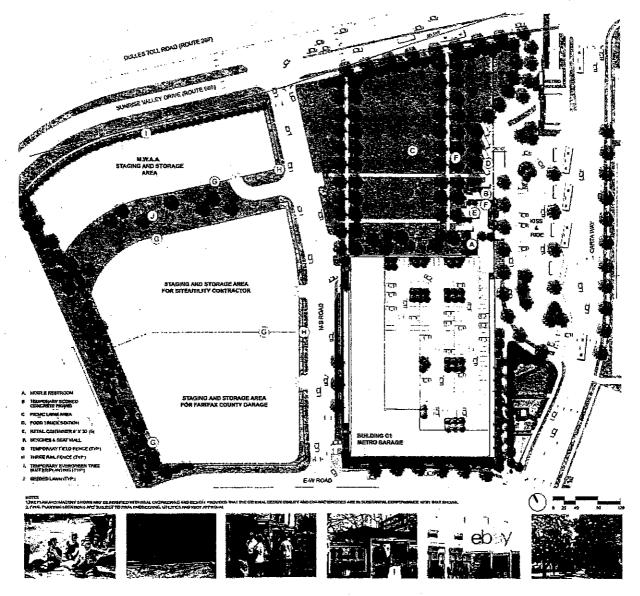
By the commencement of passenger service on Phase 2 of the Silver Line, the Metro Pavilion pavilion, Metro Garage, Kiss and Ride and Metro Bus facility will be completed along with Carta Way, the new North/South street and the section of the new East/West street connecting Carta Way and the new North/South street. It is intended that Building B2 (residential/retail) will be constructed or under construction at the same time. This is important because the planned ground floor retail will not only enhance the physical connection between the Metro Garage and the Metro Pavilion but will also offer goods and services appealing to Metro riders. Additionally, the site of Building B1 (hotel/retail) provides the principal east west pedestrian connection between the rest of Innovation Center South and the Metro Station.

However, given the uncertainty of market conditions, it is possible that one or both buildings will not have been constructed or that construction will not be imminent. In that case interim improvements will be undertaken to insure the goal of providing a pleasing pedestrian environment for Metro users will be achieved. The building sites will be graded and planted with either lawn or another suitable ground cover such as a hardy sedum. Impervious walking paths will be constructed connecting Metro Plaza to the rest of the site. An area of approximately 5000 (minimum) square feet will be constructed on the eastern side of the B2 site. The exact size of the space to be determined as the design progresses and uses are further defined. The purpose of this space is to allow for a variety of functions and activities that will:

- Create a frame/edge for the sidewalk leading from the Metro Garage to the Metro Station entrance
- Accommodate food trucks and other temporary uses (please see that section of these guidelines for further information) that can cater to Metro riders and people in nearby developments.



RETAIL LINED SIDEWALK



Provide a place where events such as musical performances or farmer's markets can take place

Physically this space will contain the following elements:

- Paved areas of sufficient strength to accommodate a limited number of food and farmer's trucks
- Quick growing landscape screening such as Leland cypress to create a visual edge for the space

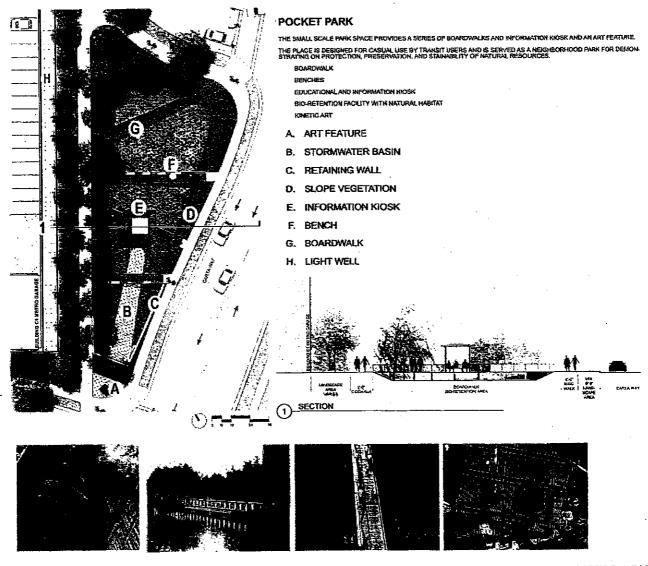
- Movable planters that can assume various configurations depending on how the space is being used
- Bicycle racks
- At least one location with electrical outlets
- An area with tables and seating
- . Trash Receptacles
- Attractive temporary Restrooms

POCKET PARK SPECIFIC GUIDELINES

The Pocket Park will serve a number of different functions including: establishing a sense of entry into Innovation Center from the south; serving as a bio retention area; providing landscape screening for a portion of the Metro Garage; and creating a less active alternative to the Metro Plaza and Urban Park.

To fulfill these functions the Pocket Park should be designed as follows:

- Whenever possible use native plant materials, especially within the bio retention area. Informational signage should be installed that would inform passersby as to the purpose of the bio retention area and the importance of using native plants whenever possible.
- Provide connections either over or around the bio retention area that connect the sidewalks between the Metro Garage and Carta Way.
- Incorporate seating areas on the walkways and elsewhere. These should be positioned so that both sun and shade areas are available to users.
- Use public art, flag arrays, paving, lighting variations or some other special feature to establish an entry/focal point at the southern end of the site and to assist in wayfinding.
- Provide additional landscape along the Metro Garage side of the Pocket Park to soften the edge of the structure and to enhance the pedestrian experience.



POCKET PARK

URBAN PARK SPECIFIC GUIDELINES

At approximately one acre in size, the Urban Park is a large open space area within Innovation Center connecting the new North/ South Street and the Private Road to the west. The Park is flanked on the north by Buildings A3 and A4 and on the south by the Building D1. In both directions the majority of the park frontage is the private courtyards associated In the case of with each development. Buildings A3 and A4, the private courtyard is elevated approximately 30 feet above the general grade of the Urban Park while elevation of D1 is approximately 20 feet below the Urban Park. Additionally, the Urban Park itself rises approximately 6 feet from east to west.

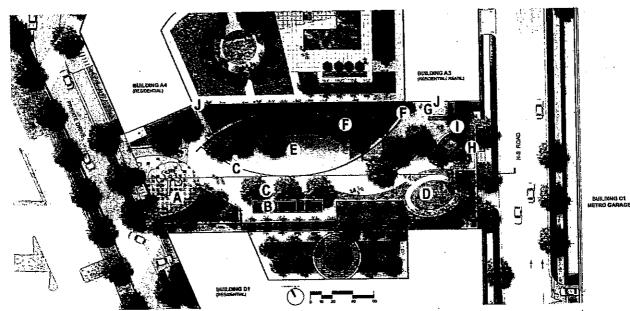
These topographic challenges also create exciting design opportunities. For example, the retaining/garage wall for A3 and A4 will become a focal feature for the Park - as could the similar wall which will occur between the Park and Building D1. The elevation changes within the Park should be used to emphasize to the progression of space and enhance the pedestrian experience.

Specific guidelines for the Urban Park are as follows:

To the extent possible, because of the grade changes, create visual connections between the private courtyards and the Urban Park and provide restricted access physical connections from the garage. These courtyards are not part of the public park.

- Use special treatments which could include materials, plantings and art on the wall supporting the plaza for Buildings A3 and A4 to create visual interest and to help frame the Park.
- Create a series of outdoor rooms within the Urban Park that can accommodate a variety of activities including events, structured and unstructured play/games, casual interaction and more quiet activities such as reading. This could include formal play areas such as bocce ball or volley ball courts, un-programmed lawn areas, an amphitheater or other venue designed for public events and a playground.
- Ensure that the safety railing or wall adjacent to Building D1's courtyard is attractive and that it contributes to the overall aesthetics of the Urban Park as well as providing visual access.
- Use a variety of materials including lawn panels, different paving materials and lighting patterns to help create the outdoor rooms mentioned above.
- Incorporate public art as defined later in these guidelines, into the fabric of the Urban Park.
- Provide seating walls and other seating options throughout the park.

- [



URBAN PARK

SMALL SCALE OPEN SPACE DESIGNED FOR CASUAL USE BY PEOPLE WORKING AND LIVING IN THE IMMEDIATE AREA. MULTI-PURPOSE LAWN AREA.

AMPHITHEATER

PLAYGROUND

SEATING WITH ENGRAVED GAME BOARDS

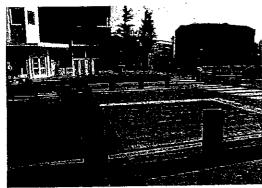
PICNIC AND GATHERING AREA

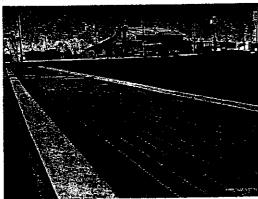
- A. PLAYGROUND
- B. BOCCE BALL COURT
- C. SEATWALL / GAME BOARD
- D. DOG PARK (ARTIFICIAL TURF)
- E. MOUNDED LAWN AREA/ MULTIFUNCTION SPACE
- F. DECORATIVE SCREEN WALL
- G. PUBLIC PATIO SPACE
- H. HANDICAP RAMP
- I. STAIR
- J. PARK ENTRANCE
- K. ELEVATOR



URBAN PARK

CROSSWALKS









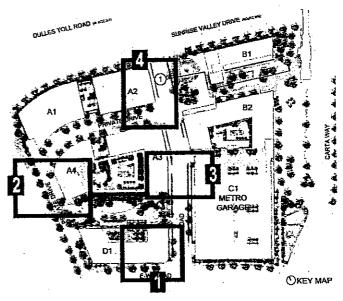
STREETSCAPE / PEDESTRIAN WALKWAY DESIGN

The streetscape is one of the most important public spaces in Innovation Center South. As such the success of its design is of critical importance to the overall success of the project aesthetically and commercially. Consisting of the street, the sidewalk, the street furniture and the facades that front on to it, the streetscape is the interrelationship between all of these elements. Well-designed streetscapes establish an important visual link throughout an area and should also contribute to and help establish a place's overall identity. The following recommendations are intended to provide guidance in the development of the components of the streetscape.

- Sidewalks may be concrete, brick or other acceptable material but can incorporate decorative elements such as paver banding, color, interesting patterning in the concrete or other elements in order to help define and enhance the identity of the various areas within Innovation Center and to assist in wayfinding.
- Except in those cases such as building entrances, focal points and other special places, the design, materials and street furniture should be consistent throughout Innovation Center South.
- Street trees should be planted in grates and generally placed 30 to 40 feet on center. Variations in the street tree pattern to acknowledge building or store entrances and other significant features shall be allowed as well as to introduce variations in the rhythm of the streetscape.
- Subject to an approved Comprehensive Sign Plan and/or the provisions of the Zoning Ordinance, decorative banners are encouraged.
- Street furniture, including but not limited to bollards, benches, trash receptacles, and bike racks shall be selected from commercially available models which combine user comfort, low maintenance

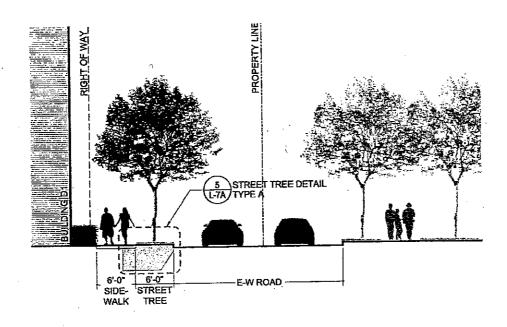
and high vandal resistance. Street furnishings shall be placed so as to not impede pedestrian traffic. Street furnishings shall be of high quality, and consistent with the style and color of the selected streetscape light fixtures as well as with the overall architectural vocabulary of Innovation Center. The design and placement of street furniture should compliment and enhance the architecture of the built environment as well as contributing to the pedestrian experience. In general, street furniture should be consistent throughout Innovation Center South except for those focal points such as the Metro Plaza which warrant unique design.

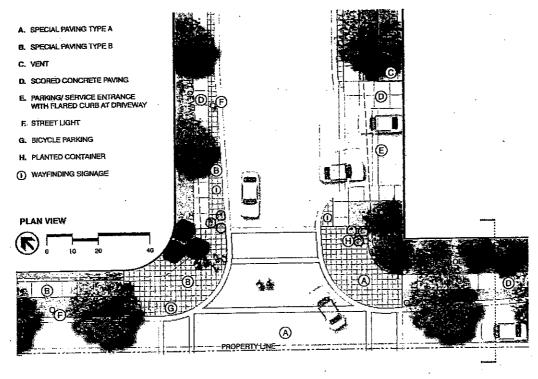
- At street intersections and other locations where there may be pedestrians crossing roadways, crosswalks that are visually and, where appropriate, texturally distinct treatments are desirable. Several approaches are used including StreetPrint or similar materials embedded in the roadway, pavers or painted stripes. Where appropriate, traffic signals that address pedestrian movements are recommended and should be properly timed to support pedestrian crossings.
- As shown on the following drawings, sidewalks will generally consist of a 4 foot wide building influence area, six foot walking area and a six foot landscapedarea except as otherwise specified in the CDP/FDP. However, the specific dimensions may be modified to best accommodate and support the adjacent buildings and uses. Such modifications may include but are not limited to clustering some or all of the landscaped zone to provide additional hard surface area for outdoor cafes, narrowing or widening the overall dimension of the sidewalks to accommodate specific functional or aesthetic conditions, or to enhance the growth environment for plantings or to create shaded seating areas etc. In no case should such modifications create unsafe conditions for the pedestrian.



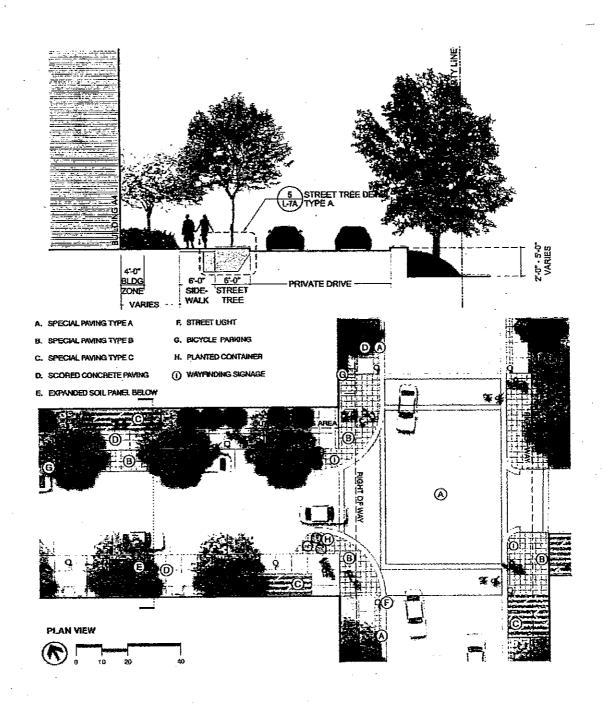
KEY FOR TYPICAL STREETSCAPE SECTIONS

EAST/WEST ROAD

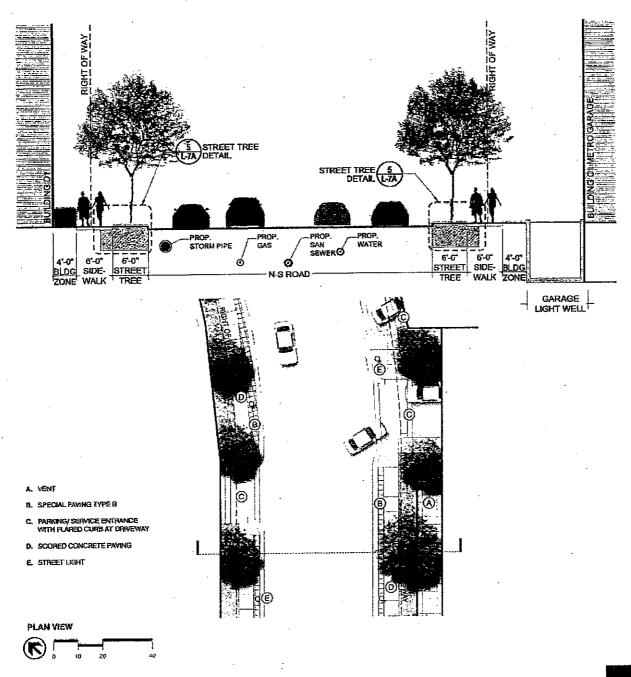




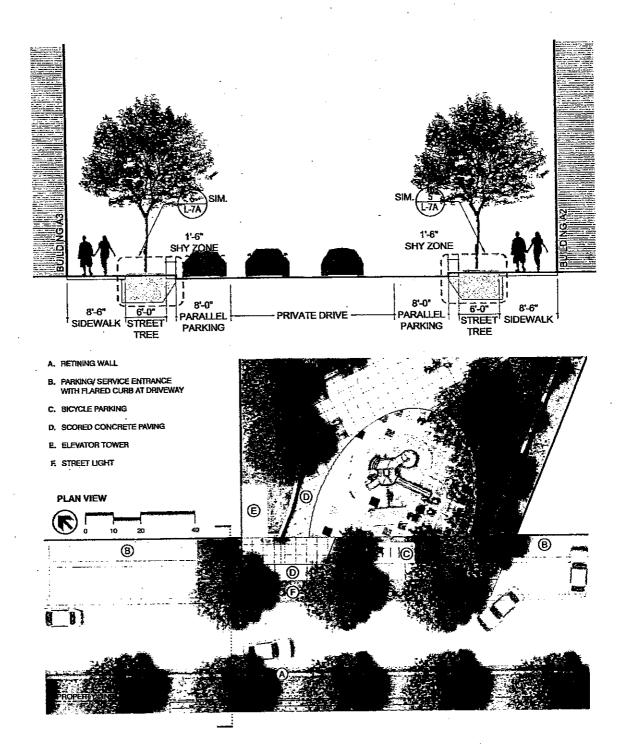
PRIVATE DRIVE



NORTH/SOUTH ROAD



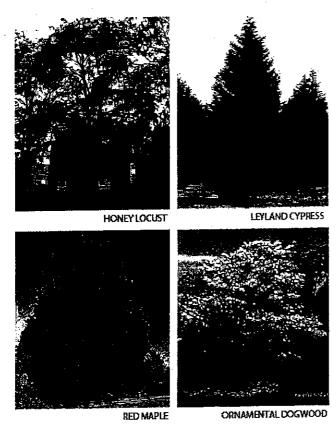
PRIVATE ROAD



PLANT MATERIALS

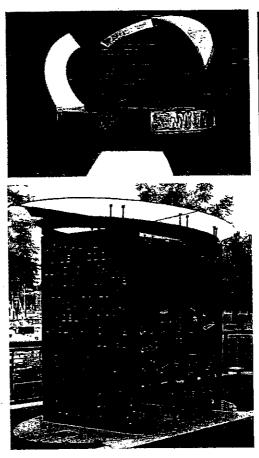
Proposed plant materials shall comply with the sizing and grading standards of the latest edition of American Standard for Nursery Stock. These standards include the following:

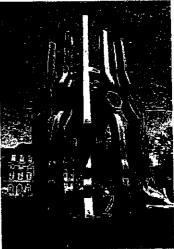
- Specific species of plants to be used in Innovation Center South will be in conformance with Fairfax County Public Facilities Manual.
- To ensure consistency in street tree plantings throughout Innovation Center South, a master plant list shall be established with the first Site Plan. Future site plans shall select from the same list and install plant materials of equal or greater quality.
- All landscaping planting shall be installed in accordance with the approved plan and within 6 months of substantial completion of each building on the site. At the time of installation, minimum tree sizes shall be as follows:
 - Deciduous canopy or shade trees: 3 to 3 1/2 inches in caliper.
 - Deciduous omamental trees: 2 to 2 1/2 inches in
 - Evergreen trees: 7 to 9 feet in height.
 - Evergreen shrubs: 18 to 24 inches spread.
 - Deciduous shrubs: 3 to 4 feet in height.
- Tree pits for street tree plantings shall be a minimum of 4'x6' with a continuous amended soil panel filled with structural soil per UFMD approval.
- Important locations such as corners, intersections or screening for parking structures, may require larger trees to be installed.
- Trees and shrubs used for screening purposes shall be predominantly evergreen.
- Native landscape plantings should be selected and specified where practical.
- Imigation shall be provided where necessary as determined by a licensed landscape arhitect.



PROPOSED MAJOR SPECIES

PUBLIC ART







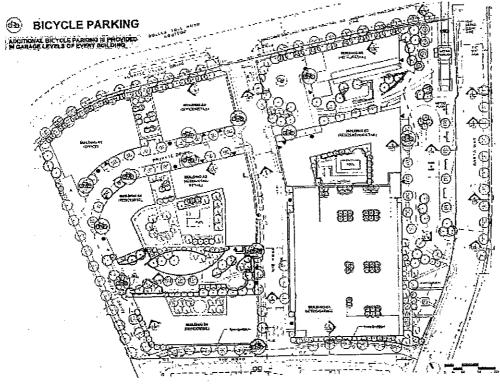
PUBLIC ART

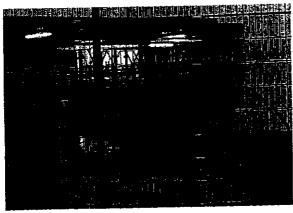
Both temporary and permanent artwork should be integrated into the design of buildings, public spaces, landscapes and community intrastructure. Such art may be either passive, interactive or kinetic. The selection and placement of works of art provides an opportunity to interact with the community and contribute to the sense of place within Innovation Center South. Artist-led projects that engage the community and consultation with local arts advocacy organizations should be included in the overall public art program for Innovation Center South.

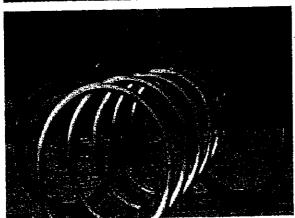
Efforts shall be made to ensure that varieties of public art are introduced throughout Innovation center South.

BICYCLE ACCESS / PARKING









BICYCLE PARKING

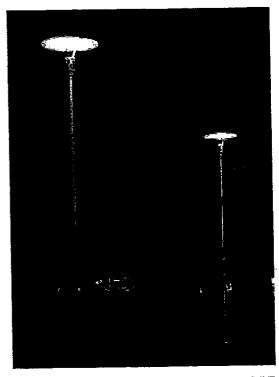
Bicycling is becoming the transportation alternative of choice for many commuters throughout the Washington region. Increasingly, workers and others are choosing to make the trip from home to work, Metro or other mass transit on two wheels. Because of innovation Center South's role as a gateway to the Metro system, as well as being a vibrant mixed use community, particular attention is then due to the provision and placement of bicycle parking and access in Innovation Center South.

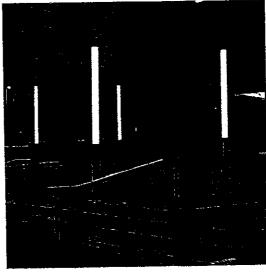
As mentioned in the Metro Plaza specific section of this document, a location for a central bicycle facility that can accommodate not only bicycle parking but also, potentially, sales and service will be selected as the design of the Innovation Center South evolves. Bicycle parking will also be placed within the private garages and the Metro garage in designated bicycle storage rooms so that bicycles may be secured indoors prior to entering the Metro Plaza or Metro system. Additionally, bicycle racks will be placed at strategic locations throughout Innovation Center South. Including beneath the pedestrian bridge and within the Metro Garage. The number of spaces shall be determined at the time of site plan approval.

LIGHTING

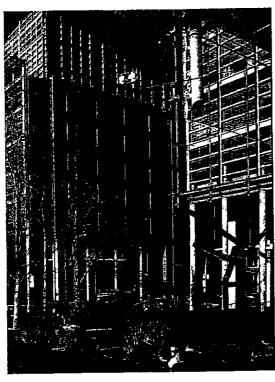
Lighting should accomplish a number of objectives in the built environment; creating a sense of security which encourages evening activity, highlighting architectural or urban design features, assisting in wayfinding and, when used creatively, creating color and drama. The following guidelines are intended to provide direction of the installation and use of lighting and lighting fixtures in Innovation Center South.

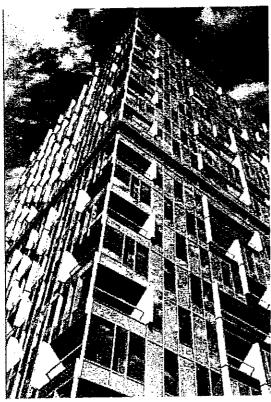
- Lighting shall meet the performance standards set forth in the Fairfax County Zoning Ordinance.
- An attractive lighting fixture and standard that can provide both pedestrian and vehicular lighting should be selected and used throughout the project.
- This lighting standard and fixture should reflect the architectural theme of the project and coordinate with the street furniture.
- Light pattern shields shall be used to diminish inadvertent up lighting.
- For any building or project, exterior lighting should be compatible with and appropriate for the building architecture, materials, and colors.
- Lighting should be designed and located to accommodate public safety without creating glare or high intensity.
- The use of wall sconces, lanterns or other lighting to delineate building entrances is encouraged.





LIGHTING FIXTURES





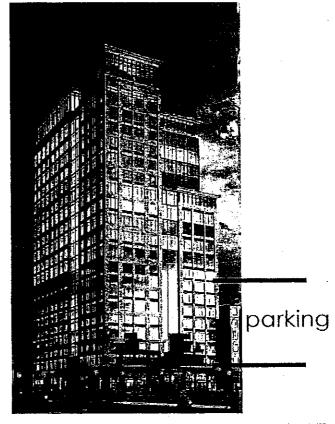
CHARACTER OF BUILDINGS

The architecture of Innovation Center South and the visual synergy between the individual buildings and the streets and other public spaces will be a critical element in achieving a sense of place. It is important that the buildings be generally constructed close to the street's build-to line and establish a continuity between the structures in the community while, at the same time, allowing for architectural innovation and creativity. The following guidelines are meant to define those elements of the buildings which are most important to the public realm while providing sufficient flexibility to create a dynamic urban environment that balances consistent urban design with architectural diversity. In no manner are these guidelines to be construed as dictating a particular architectural style or approach.

The architecture at Innovation Center South should distinguish itself from other projects in Fairfax County in order to create a unique, urban-scale, mixed used development. Architectural forms and features should be bold enough and clear enough to make each building easily comprehensible and allow pedestrians to perceive a sense of scale.

- The design vocabulary used for the individual buildings should reflect the principal use of the structure whether it is residential, office, retail, hotel or public use.
- In the case of buildings with retail uses on the ground floor, the mercantile character of the use should be clearly evident through the use of signage, awnings, display windows or other mechanisms. Entries into retail spaces should be from the street wherever possible and buildings should be predominantly oriented to pedestrian spaces.

- Buildings placed on parking podiums with minimal ground floor uses such as lobbies should present an interesting façade to the street and should reflect a pedestrian scale as well as screen parking and equipment from pedestrians. Methods for achieving this include the use of false display windows, public art and articulation of the façade through changes in materials or architectural detailing.
- The overall color of the buildings should be light in character although darker materials or colors may be used for accents and to call attention to specific architectural features.
- Long expanses of wall unrelieved by fenestration or architectural articulation are to be avoided including exposed parking structures. The garage treatments will screen parking from pedestrian view
- Building entries should be clearly delineated and readily visible.
- It is the intent of the planning at Innovation Center South to provide a pedestrian friendly environment. To that end the use of a combination of arcades, awnings and canopies, where appropriate, to provide a convenient and protected pedestrian passage along the retail frontages is encouraged.
- Mechanical equipment, whether located on the top of buildings in the case of commercial and some residential structures or ground mounted should be screened from view in an attractive yet unobtrusive manner. This can include the use of screening walls, penthouse enclosures that serve as architectural features, and landscaping.
- Articulation of building tops is encouraged in order to create a more interesting skyline for the overall development and add interest to individual buildings.



ABOVE GRADE PARKING LEVEL TREATMENT

This may be accomplished in a number of different ways including manipulation of the parapet, introduction of tower elements at entrances and/or strategic corners, (occupying no more than 50% of the roof area) and use of setbacks in the upper building floors provided that such features occupy no more than 50% of the roof area.

Placement of buildings shall be as generally shown on the CDP/FDP and shall follow the build-to lines implied there and on the street sections.

SPECIFIC BUILDING TYPOLOGIES

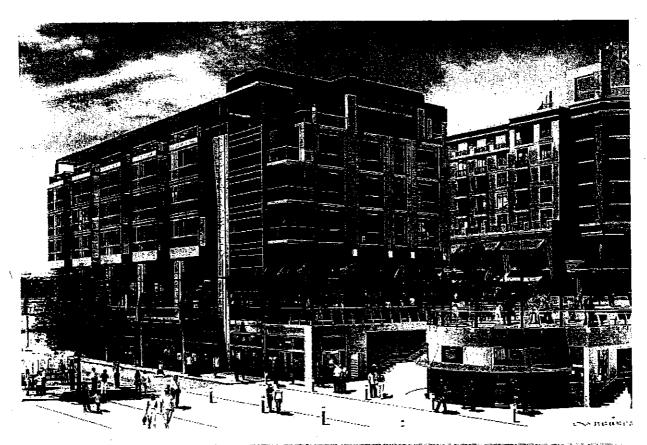
Innovation Center South will have a variety The following examples of building types. currently envisioned the demonstrate typologies. The examples shown of each building type are meant to describe a visual reference point and are not intended to describe a definitive architectural design. However, buildings of different typologies should relate well to their neighbors as well as to the visual context of Innovation Center South while still clearly communicating the predominant purpose of the building.

Type 1 - Low Rise Residential (Six Floors or Less)

There is one low rise residential building (Building D1) planned for Innovation Center South. The public facades will be carefully articulated to provide pedestrian scaled architecture. The overall character of the architecture will clearly convey the appearance of residential use.

Although no retail development is anticipated for this building, architectural detailing and apartment entries will provide visual interest for pedestrians. Seating may be provided if appropriate.

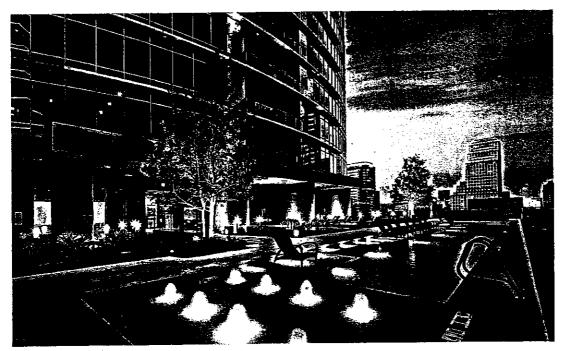
Should retail be introduced at this location, it's placement and design should conform to the recommendations for that use stated elsewhere in these guidelines.

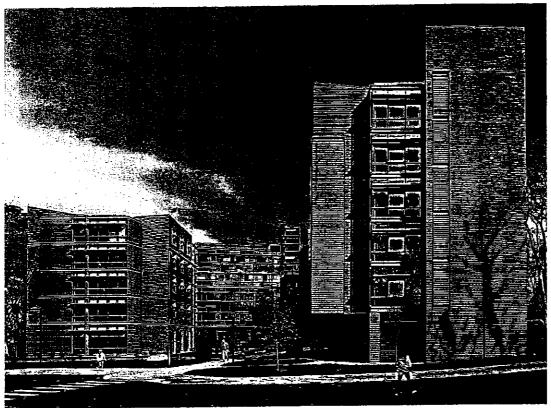




RESIDENTIAL BUILDINGS

RESIDENTIAL RAISED COURTYARD



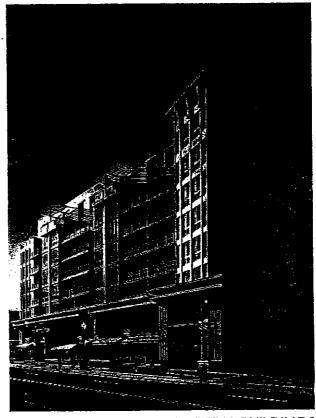


PROPOSED EXTERIOR FINISHES AND DETAILING

This can be achieved through the use of different fenestration and individual apartment entrances. Parking is placed in a free standing garage under the urban park and is screened from view by the mass of the building. Any portion of the garage that is exposed to view will be designed as per the Guidelines for garages in this building typology section. Special attention needs to be given to the design of this building in terms of materials and/or detailing since it serves as the transition between Innovation Center South and the generally low rise development to the South and East.

Type 2 – Mid to High Rise Residential (Seven Floors or More)

Mid to High rise residential buildings (B2, A3, A4), generally described as being greater than six floors in height and which may be as tall as 16 stories, should retain a clear residential identity above the podium that contains retail and the parking garage. This can be accomplished through the use of vertical window openings, balconies, bay windows, façade detailing and other devices. Building entrances should be clearly delineated. Benches may be included as part of the streetscape at building entrances.



RESIDENTIAL BUILDINGS

HIGH RISE RESIDENTIAL





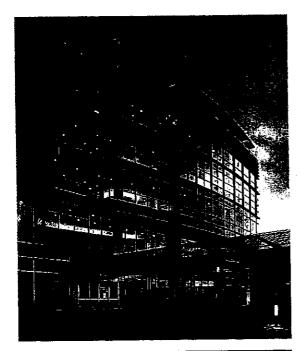
COMMERCIAL OFFICE / RETAIL BASE

Since these buildings are generally located in the areas of the project that should have a have a fairly high level of pedestrian activity, the first floor of these buildings, even if residential or parking, should maintain the essential character and articulation of retail development. This can be achieved through the detailing of the façade materials, public art, shadow box display windows and other methods. In those cases where these buildings have parking located above grade, the skin of this portion of the structure should be integrated into the overall building design as per the Guidelines for garages in this building typology section. Lobbies and first floor amenity areas should be readily visible and attractive from the street where possible.

Type 3 – Commercial Office

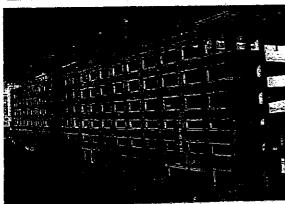
Office buildings will be the dominant building type along the Dulles Toll Road. It is important that these buildings exhibit a high quality of design. Inclusion of special features such as articulated building tops should be included in any design. Also, because retail will generally be located in the base of the buildings it is also necessary that ground floor facades exhibit a strong retail identity through the devices identified above.

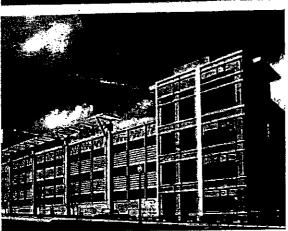
Parking for the office buildings may occur both above and below grade. The above grade office parking areas will be skinned with similar façade materials to the rest of the building.





COMMERCIAL OFFICE





Type 4 – Hotel

The hotel building should possess its own unique architectural identity which will be informed to some degree by the hotel brand or flag. Notwithstanding, the hotel design should be harmonious with the overall design of Innovation Center South. Vehicle drop-off by patrons and valet parking services may be provided on the Metro Plaza at the location shown in the CDP/ FDP. Special care should be taken to insure that this area does not become an informal kiss and ride location for Metro patrons. Methods to achieve this include care in the design and placement of landscaping or bollards, operational controls, grade seperation if possible and other methods. Special attention should be paid to the south facing façade adjacent to the Metro Plaza. Given the state of the hotel market at the time these guidelines are being developed, it is not possible to predict when or what type of hotel will be developed. Because of this and the location relative to Metro Plaza, an interim improvements phase for the site prior to construction is included in these auidelines. Consideration may also be given to placing another use at this location although this would require that the FDI be amended.

TYPE 5 - Garages

How automobile parking is addressed within an urban context is a critical element of the overall design. In those cases where parking acts as an above grade podium for another use thermal and noise mitigationwill be provided. The facade of the parking level(s) should be integral to the overall building design. Methods for accomplishing this include the use of the same materials as used on the rest of the façade and incorporating spandrel glass to simulate glazing, installing decorative screens or public art. No more than 50% of the area of the façade abutting an adjacent street should be open and/or unscreened. Lighting within the garage should be controlled so as to not produce undue glare either on the sidewalk or adjacent buildings. In those cases where mechanical ventilation is required, intakes

and exhaust should be integrated either into facade or landscaping and be designed to produce a minimum amount of noise.

Because of its size and location, the design of the Metro garage is especially important. At the same time the need to provide commuter parking at rates comparable to other garages in the Metro system is also essential to the building's program.

Both objectives can be accomplished by integrating cost effective but attractive defailing into the façade design, use of planting and landscaping adjacent to or incorporated into the structure, and using stair and elevator towers to add visual interest special emphasis should be placed on the design of the first level of the garage since that is the place with the most impact on pedestrian perceptions of the building. Signage for the garage should be coordinated with that of the rest of Innovation Center South.

TEMPORARY RETAIL

Temporary retail such as vending carts, popup retail and food trucks can be an attribute to the urban environment. They provide additional vitality to the street and offer alternative places to dine and shop as well as allowing persons with small amounts of capital to enter into the business world. However, such facilities can also be detrimental if poorly designed, located or maintained. The following are specific guidelines for temporary retail:

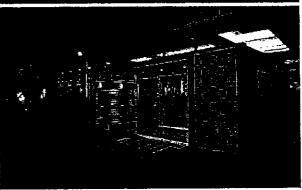
- Vending carts (such as food or beverage carts) or kiosks shall be constructed of quality materials and finishes, with signage and graphics professionally executed. Overall dimensions generally should not exceed six feet by ten feet, with a maximum height of nine feet including any awning.
- Food or vending trucks should be well maintained with signage and graphics professionally executed. The use of generators is not encouraged.

TEMPORARY POP-UP RETAIL

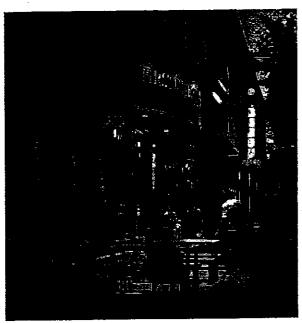












AWNINGS AND CANOPIES

- ❖ Appropriate areas within the Metro Plaza and on the street should be designated as temporary retail locations as the design of Innovation Center South evolves. In general these locations should not interfere with either pedestrian or vehicular traffic, should not create sightline issues at either intersections or parking or loading entrances and should not negatively impact the operations of permanent retail or restaurant spaces. In no case should such facilities block or otherwise interfere with access to Metro or create problems with respect to noise, illumination, sanitation or visual clutter.
- The use of converted shipping containers and similar structures may be considered provided that they are well designed and maintained and are consistent with the owerall image of Innovation Center South.
- Supportive infrastructure such as seating, temporary restrooms and additional trash receptacles should be integrated into the design of areas identified for temporary retail.
- Consideration should be given in the design of Metro Plaza to incorporating electrical infrastructure for temporary retail. Public toilets will be located in the Metro Station.

AWNINGS AND CANOPIES

Awnings and canopies can be an important element in creating retail identity or in designating building entrances or other features. Awnings should complement the architecture not compete with it. In general, they should accent windows and doorways. Internal illumination may be allowed. Building canopies should be permanent structures that highlight building entries. Residential or hotel canopies may extend to the back of curb. Attachment or incorporation of the building name and/or address on canopies is encouraged. Awning designs should be selected from a palette/menu established at the time of first site plan to ensure consistency.

Other use of canopies as signs will be governed by the provisions of the Zoning Ordinance or an accepted Comprehensive Sign Plan. Specific guidelines are as follows:

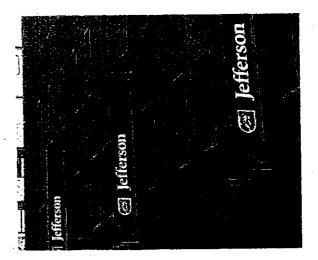
- Fabric awnings or canopies generally should be simple in design with subdued patterns with a minimum image, sign text and background colors.
- Awning or canopy edges must be generally straight or geometric. Scalloped or crenulated edges should be avoided.
- Fabric awnings or canopies must be constructed of quality materials and be securely attached to their frames.
- Colors should be compatible with building architecture and other awnings on the building or within Innovation Center South.

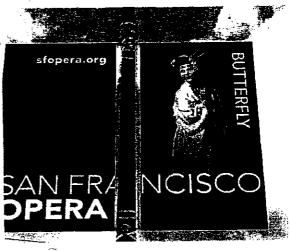
BANNERS

Banners, as further defined in the Comprehensive Sign plan, are encouraged in Innovation Center South because they add color and visual interest to the built environment

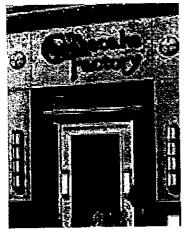
There are two types of banners. The first is decorative or seasonal banners, generally vertical in design. This type is a proven method of introducing both color and continuity into urban spaces and is normally mounted on light standards but may be in stand-alone arrays as defined in the Comprehensive Sign Plan.

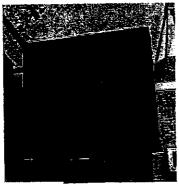
The second type is announcement or event banners which may be designed to be placed on the same brackets as decorative banners or, more commonly, are horizontal in nature and stretch from one side of the street to the other. A distinction should be made between this type of banner which installed to promote public events or for other civic purposes and leasing or other commercial signage.





BANNERS









When approved decorative or seasonal banners are used at Innovation Center South they should be part of a system, with the content being changed seasonally.

Announcement banners, if approved, should be put in place no sooner than two weeks before the event and removed within a reasonable time thereafter. Approved banners must be professionally fabricated of durable, weather-resistant material.

Placement and size of banners and the amount of allowed signage or message area is subject to the provisions of the Zoning Ordinance or an accepted Comprehensive Sign Plan.

SIGNAGE

A Comprehensive Sign Plan shall be developed for Innovation Center South as outlined in the proffers. However, the quality, quantity and overall appearance of signs are such critical components of urban spaces it is appropriate to include standards that relate to the rest of these Design Guidelines and that will be used in the development of the Comprehensive Sign Plan.

When well designed, signs, including animated signs and movie screens promote commercial activity, introduce color and interest to the streetscape and provide necessary information. When poorly designed the effect is exactly the opposite. The following guidelines are intended to provide direction in the design, size and placement of signage throughout the Innovation Center South and direction for the development of the future comprehensive signage program:

- Signs for retail businesses shall be distinctive from their neighbors in terms of color, graphic design and other elements. Cohesiveness should be derived from generally common placement and size.
- The allowed signage area should be determined by the use, character and width of the adjacent roads.

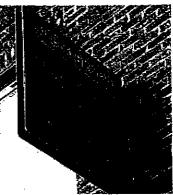
- Store fronts and buildings along pedestrian streets can communicate more information and generally be smaller than for major streets where signage should be larger but very simple in order to communicate effectively.
- Retail sign packages should consist of three levels of signs; one that communicates with motorists and the person across the street; a smaller sign aimed at the person down the block and, finally; a combination of signs and high quality storefront design that reaches out to the person immediately in front of the shop. Projecting retail signs are encouraged as are restaurant menu boards mounted flash to the building and close to the shop entrance.
- Marquee signs are encouraged for businesses where such signs are traditional such as movie houses or performance venues.
- Illuminated signs should not disturb nearby uses, particularly residential uses, and should not create glare or excessive brightness.
- Animated signs may be considered in Comprehensive Sign Plan

MECHANICAL, ELECTRICAL AND SIMILAR BUILDING EQUIPMENT

Mechanical, Electrical and similar infrastructure is integral to building functionality. However, the visual and auditory impact of such installations can and should be minimized as per the following guidelines.

Electrical and mechanical equipment as well as propone tanks, generators, etc., shall be screened from public view by means of integration within the architectural elements of the building or by the use of berms, walls,







plant material or other appropriate means.

- Noise-producing mechanical equipment shall be located and screened so as to eliminate or reduce visual and auditory impact upon adjacent uses.
- Roof-top mechanical equipment shall be screened by an appropriate barrier or enclosure as per the standards included in the proffers but should generally not exceed 50% of the overall roof area.
- Vents or other mechanical façade penetrations on buildings should be an integral part of the architecture.
- Flues, vents, and pipes on the roof shall be painted a flat black or a color that matches their background or roof material color in order to reduce their visibility.
- Signal control boxes and similar devices shall not be located as to be a hindrance to pedestrians.
- Telecom equipment such as antennas, satellite dishes and cell phone equipment should be disguised or integrated into the architecture to the extent possible.
- Mechanical or electrical equipment located within plazas should be minimally visible and should not impede pedestrian movement.

FENCES, WALLS, & SECURITY GATES / BARRIERS

Fences, walls and similar installations are necessary parts of the urban environment and can be either positive or negative depending upon their purpose, location and design.

Temporary fencing that is required during construction must be removed once the construction is substantially complete. Such fencing should be safe and attractive and may include art or other signage as allowed in the Comprehensive Sign Plan or Zoning Ordinances in order to enhance the pedestrian experience.

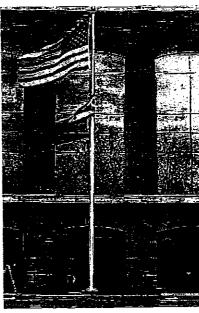
- Permanent perimeter or property line fencing or walls are prohibited, except for security purposes and for retaining walls which provide topographic relief and for control of pedestrian access. Electrical, mechanical or other equipment within the property may be secured by fences, walls, landscaping or other barriers. Such walls or fences shall be consistent with the architecture of adjacent buildings, integrated into the overall design and may be used to channel but not to obstruct pedestrian or vehicular movement, or sight lines.
- Security gates or barriers are generally prohibited except for situations where security is essential. The design and color of such gates or barriers must be consistent with that of adjacent buildings and the overall urban design.
- Permanent chain link fences are prohibited.
- In general, fences, walls and gates should be located so as to be as inconspicuous as possible to public view or should be incorporated into the overall building or landscape design.
- Fences, walls or gates may require screening by berms and/or landscaping in order to soften their visibility from adjacent streets and should be incorporated into the landscaping as a design element.
- Fencing or wall materials should be of high quality and should be compatible with adjacent architecture or other improvements in terms of design, color and other elements.
- All retaining walls should be architecturally treated as indicated on the CDP/FDP.

FLAG POLES & FLAGS

The use of flags either as a method of conveying public spirit, identifying public spaces or buildings or establishing corporate identity is a common practice in cities and towns. However, the overuse or indiscriminate use of flags should not be allowed, except when used to commemorate or acknowledge public events or celebrations. The following guidelines outline appropriate use of flags in Innovation Center South.

- The height of the flag poles should relate proportionately to each other and to adjacent buildings and public spaces.
- No more than two flags may be flown on any pole.
- Only one corporate identity flag may be used on any building or flag array.
- In the case of flag arrays in public spaces, the location of the poles shall be consistent with the overall design and shall not create an impediment to pedestrian movement.
- Illumination of flags may be approved if the illumination is discreet and does not result in glare being projected onto adjacent streets or properties.
- The display of the United States or other governmental flags should follow the commonly accepted protocols.





FLAG POLES AND FLAGS

INTENTIONALLY LEFT BLANK



1960 GALLOWS ROAD SUITE 300 VIENNA, VIRGINIA, 22182 T: 703 915 3383



1676 INTERNATIONAL DRIVE SUITE 500 McLEAN, VIRGINIA, 22102 T: 703 556 9275



8401 ARLINGTON BOULEVARD FAIRFAX, VIRGINIA, 22031 T: 703 849 0518



1919 GALLOWS ROAD SUITE 110 VIENNA, VIRGINIA, 22182 T: 703 821 2045



VISION FOR INNOVATION CENTER SOUTH:

A TWENTY-FIRST CENTURY
TRANSIT-ORIENTED DEVELOPMENT

CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

CDP 2009-HM-017

April 30, 2014

If it is the intent of the Board of Supervisors to approve Conceptual Development Plan CDP 2009-HM-017 for a transit-oriented mixed use development integrating Metro related facilities located at Tax Maps 15-2((1)) 13pt., 15-4((5)) 5B and 15-4 ((5)) 5A, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

- 1. Development of the property shall be in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "Innovation Center South and the Innovation Center Station Garage" dated August 1, 2013 and revised through April 21, 2014, prepared by Dewberry Consultants LLC.
- 2. The Metrorail facilities shall be subject to the Design Guidelines attached as Exhibit B of the proffers as they pertain to the provision of accessory uses, structures, public art and other amenities.
- 3. The 10-year tree canopy shall be met on-site during all construction phases in accordance with Section 12-0511 of the Public Facility Manual (PFM) and the Table 12.10 in the PFM (10-year Tree Calculation Worksheet Table), which allows for opportunities to receive additional canopy credits in exchange for the planting of trees in a manner that provide specific environmental and ecological benefits or for the use of species that are resistant to disease, pests, decay and the negative impacts imposed by harsh environmental conditions. At the time of site plan review, the appropriate canopy area multiplier and discrete area of canopy associated with trees planted for these purposes shall be clearly identified on the landscape plan plant schedule and the 10-year tree canopy calculations as shown on Table 12.10 of the PFM.

In addition, no trees counted toward tree canopy shall be located in the VDOT right of way.

- 4. The Bio-Retention Street Trees shown on Sheets L-7b and L-7c shall not be located in the VDOT right of way.
- In areas shown on the CDP/FDP that do not meet the Comprehensive Plan recommendations for street trees planted within a 6 foot landscape amenity between the street curb and the sidewalk (specifically the areas

on both sides of the North-South Road north of the Public Park and the area along the north side of the East-West Road), the applicant shall incorporate additional pedestrian enhancements during site plan review that include but are not limited to:

- Smaller category tree plantings (not counted toward the tree canopy requirements) that would be upright in nature and provide minimal shade,
- Street awnings with flower boxes or umbrellas for shade, shelter, and scaling elements,
- Seating Walls
- A mix of ground covers as indicated in Development Condition 3,
- · climbing vines,
- · Painted wall murals.
- Potted plants used to define zones and provide green material,
- Street furnishings with a combination of both fixed and moveable fixtures to allow users to create their own conversation zones, and
- Banners and flower pots on lamp posts

These features shall be reviewed and approved by Urban Forest Management (UFM), the Department of Transportation and the Department of Planning and Zoning prior to site plan approval.

6. The proposed landscaping and temporary fencing on the north side of the Construction Storage and Staging Areas shown on Sheet L-4A of the CDP/ FDP shall be out of the sight distance requirements along Sunrise Valley Drive. The Construction Storage and Staging Area located on the southwest corner of the site shall also be reduced in size to allow the planting of a row of evergreen trees along the East-West Road, similar to the tree plantings shown along Sunrise Valley Drive. These trees shall be located out of the sight distance requirements along the East-West Road in a manner to help screen construction activities from the adjacent properties to the south, as reviewed and approved by UFM.

The proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

N:\ZED\Rezonings\RZ 2009-HM-017 Nugget and County\report\RZ 2009-HM-017 Nugget and County Report CDP Conditions.doc

Innovation Center South and the Innovation Center Station Garage

Dranesville District

Fairfax County, Virginia

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN RZ 2009-HM-017



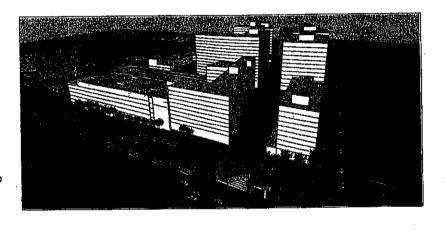
Nugget Joint Venture L.C. 1960 Gallows Road Suite 300 Vienna, Virginia 22182

APPLICANT:

Fairfax County 12000 Government Center Parkway Fairfax, Virginia 22035

APPLICANT:

Dulles Rockhill Partners Limited Partnership 455 Spring Park Place, Suite 100 Herndon, VA 20170





Sheet Index

- C-2......NOTES / TABULATION
- G-28.... WAVERSANDORPICATIONS/SOLE MAYANGLE OF BULK PLANS
- C-25.... COMPREHENSIVE PLAN LAND LINIT AND LAND SAY EXHIBIT
- CAL.... EXSTING CONDITIONS
- C4..... CONCEPTUAL / FINAL DEVELOPMENT PLAN
- C-6..... OPEN SPACE EXHIBIT
- CA...... EUSTING VEGETATION MAP
- Case DANOSCAPE CALCUS ARRONS
- C.Z..... PROPOSED BOADS / R.D.W. SSAN G-7a... BIGHT DISTANCE PLAN
- C-B..... PHASING PLAN
- C-O....STOPMANATER MA C-10..... PROJECT OUTFALL LIMITS
- >12.... VAR METHOD WORKSHEET BLAGAAR C-13..... REGIONAL POND APPROVED CALCULATIONS

- G-14... REGIONAL POND APPROVED CALCULATIONS
- G-15.... REGIONAL POND APPROVED CALCULATIONS
- C-18.... REGIONAL POND APPROVED CALCULATIONS
- CAT. REGIONAL BOND ASSESSMENT CALCULATIONS
- C-18.... REGIONAL POWD APPROVED CALCULATIONS
- C-19.... REGIONAL PORO APPROVED CALCULATIONS
- C-20.... OUTFALL 1 APPROVED CALCULATIONS
- C-21, -- OUTFALL 1 APPROVED CALCALATION
- C-22 QUITALL 1 APPROVED CALCULATIONS
- D-85.... DUTFALL 1 APPROVED CALCULATIONS 0-24, ... DUTFALL 1 APPROVED CALCULATIONS
- C-25 DUTFALL 2 APPROVED CALCULATIONS
- C-26.... OUTFAIL 2 APPROVED CALCULATIONS
- C-47... OLITFALL 2 APPRIONED CALCULATIONS
- C-26.... OUTWALL 2 APPROVED CALCULATIONS
- CONTRACT PARABOLISMS
- C-SO... DUTFALL 2 APPROVED CALCULATIONS

- L1...... DVERALL LANGSCAPE PLAN
- L-3.... HAROSCAPE PLAN
- LA.....PEDESTRIAN CRICULATER PLAN
- L-4.,....XLLUSTRATIVE SITE PLAN

- -64... TYPICAL STREET SECTIONS

- L-6--2_ METRO PLAZA SECTION
- L-Ro-1...LIPBAN PARK EHLARGEMEN
- L-80-1 ... POCKET PARK ENLARGEMENT & SECT
- L-Pa...., TYPICAL STREET TREE OFFICE
- L-75__ TYPICAL PAIN GARDEN & TREE DETAILS

- .D. INDICAL STREET SECTIONS
- L-Ba-1_NETRO PLAZA EMARGEMEN

- Leb-2.. URBAN PARK SECTIONS

- L78..... PLANTING SPECIFICATIONS
- LAL SITE FLIGHTLINE AND MATERIAL MAGE!
- L-B. ____PERSPECTIVE WE'NB
- A-100... OVERALL COPYTOP BITE PLAN
- A-101... RETAILABLE LANE FLOOR PLANS
- A-102. LAND BAY A PARKING PLANS
- A-109... LAND BAYS & & D PARKING PLANS A-194... METRO PARKING GARAGE PLANS
- A 201_ OVERALL FLOOR PLANS EL 300.00
- 4-202., DAENNIL PLOOR PLANS EL 130.07 & 340.00
- A-NO. DVERALL FLOOR PLANS EL 250.00 A-ROAL OVERALL FLOOR PLANS + EL 390.00
- ARCE CHERNLE FLOOR PLANT EL SYSON
- A THE CHERT IS CORPLANT, PL 365.00
- A.301... BUILDING SITE SECTIONS
- A-210. BLEDONS SLEWFICHS
- A-311... BLALDING BLEVATIONS

- SCALE 1" = 2000"

- A-403_ CONCEPTUAL RENDER
- A-423L, CICHCEPTLAL RENDERMAN A-404... CONCEPTUAL RENDERING.
- Aure CONCEPTIAL SENDERING A.410 _ RHADOW STUDIES

August 1, 2013

M-10830



ROCKS





Rev. April 21, 2014 Rev. March 27, 2014 Rev. February 21, 2014 Rev. January 3, 2014 Rev. November 22, 2013

September 9, 2013*

C-1

D

C

THE PROPERTY IS ZONED TO THE PLANNED DEVELOPMENT CONSCIENCE, (FOC) DESTRUCT WHICH WAS COMMANDAL AFFECTION ON AUGUST 21, 1975 WITE THE APPELVAL OF RECOMMON APPLICATION CASE. THE OUTGOAL DAYSELOPMENT PROCRAM WAS THE STATEST OF AMERICANT ON AUGUST 2, 1975 WITH THE APPLICATION CASE.

1 THE CHARGE HAS BEEN STUDY TO REPORT THE PROPERTY TO THE PLANSES THE CONTROL MAY BEEN PLEAT TO RESCRICT THE RAPPERTY TO THE RAPPER BEING THE ARMST AND THE RESERVENT AND THE THE RAPPER BEING BEING THE RAPPER BEING THE RAPPER

THE PROTOCOLD DISVELLANDMENT FACOLALS WILL CONTIAN A TUTAL OF A CONTINUAL CONTIANA A TUTAL OF A CONTINUAL CONTINUAL

IT IS TO BE MOTEO THAT THE PROPOSED DEVELOPMENT PROBLEM ACCORDISIONATE THE TRANSIC OF THE SERVED PROBLEM WITH THE APPROVAL OF PRO- CHIEF. IT IS NOTED THAT THE TRANSIC ACCEPTANT OF THE PROPOSED PROBLEM OF THE PROPOSED PROPOSED PROPOSED PROBLEM OF THE PROPOSED PROBLEM OF THE PROPOSED PROPOSED PROPOSED PROPOSED PROPOSED PROPOSED PROBLEM OF THE PROPOSED PROBLEM OF THE

I, THE MOLDEDARY IMPORMATION SHOWN ON THE GRAPHIC IS BY DEWRERLY CONSECTANTELLE.

A THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR DITERVAL OF TWO (I) PRET PROM A PIELD SURVEY BY DEWEERRY CONSULTANTS LLC.

A NOTWINISTRANDONO THE COP AND FIP ASS INSIDETED TOGETHER ON THE MARK FLAN, IT SHALL AS INDUSTRING THAT THE COP SHALL BE THE OFFICE OF SHALL BE THE SHIPLE HAVE THE THE FORE OFFICE AND COPE AND COPE AND COPPARED THAT THE THE FORE OFFICE AND COPPARED THAT THE THE FORE OF SHIPLE THAT THE THE COPPARED THAT THE SHIPLE HAS AND THE SHIPLE HAS AND THAT THE SHIPLE HAS THE SHIPLE HAS THE SHIPLE HAS THE SHIPLE HAS AND THE

6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

NUMBEC WATER AND BEWER AND CHEADYTS.Y AVAILABLE DE PROXINGTY TO THIS STYL AND WILL BE EXTENDED ON MYS TO SERVE THE PERFECTO

E. THERE IS NO PLOODPLAIN DESIGNATED BY THE PETERAL DESTRANCE ADMINISTRATION, UNITED STATES (RELOCICLA, HENRY OR PARIEWAY QUALITY, NO BESIDENCE PROTECTION AREA (RAA), AND NO ENVIRONME QUALITY COMMISSION (DICC), LICATED ON THE RESIDENT PROPERTY.

TO THE BRIT OF DUR KNOWLEDGE, TERRICALE NO EXITION UTLITY
EARDEN'TS (AVPNE). A PIDTE OF TWENTY-FIVE (15) FIRST OR MORE OR
MAIOS UNDERCRIOUND UTILITY EASEMENTS LOCATED ON THE STREET
ROZERSTY.

ILTIMES IN MARKEL OF BULK FLAND EXCENDENCY PRECISION FOR THE WAS INCOME. (IN OWNER, AS A MARKED DIVITION FOR THE AUGIL OF SIGKY FLAND FOR THE DIVITIONAL ZONGO DISTRICT FLAND BURGH OF SIGKSTCAS. THIS CONVENTIONAL ZONGO DISTRICT FLAND FOR THE FLAND FOR THE FLAND BY THE FLAND FLAND FLAND BY THE FLAND BY TH

13 AT L. BESTURETRES WAIVER E AND MODAPICATIONS ARE LISTED ON SHEET CA

I JAALENG SPACES FOR THE PROPOSED DEVELOPMENT PRODUCT ON THE SUBSECT PROPERTY WILL BE PROVIDED IN ACCESSIONED WITH THE PROPOSED SET OF THE CONTROL OF THE PROPERTY OF THE PRACEND SPACES WILL BE PROVIDED IN AN UNDERGOCKNID OR TRUCKSIAL ORACIE.

THE APPLICANT SHALL REQUEST A SUTURE REDUCTION OF THE NUMBER OF REQUESTO PAILED BY JUST BY JUST BY THE MARKEN OF SUITER SHAPE BY THE MARKEN OF SUITER SUPERIOR OF ACCORDANCE SHIPS THE MARKENDOS BET TOWN SEP FARM. A MARKEN SHAPE BY THE MARKENDOS BET TOWN SEP FARM. A MARKEN SHAPE BY SEP COMPANIES OF THE SOUTHER SHAPE BY SEP COMPANIES OF THE SOUTHER SHAPE SHAPE SHAPE BY SEP COMPANIES OF THE SOUTHER SHAPE SHAP

14 LOADING SPACES FOR THE PROPOSED DEVILOPMENT PROGRAM ON THE SUBJECT PROPERTY PAYE RESPONSE, SE MOVIDED IN ACCORDANCE WITH THE PROVINCING REPORTED IN ARTICLE IS OF THE ZUNING ORDINANCE SECRET AS QUALITIES AS POLICIONS

AS SEPARBETTED IN THE TABULATION AND ON THE GRAPHIC, ONLY HOSE (F)
LANDRIG PARCES. ARE FLAGGED FOR THE PROPERTIES HAS DESCRIBED IN ARTICLE BY THE PROPERTIES FOR ARTICLE BY FROM A PROPERTIES AND ARROWS AND ARTICLE BY FROM A PROPERTIES FOR ARTICLE

ILCONSTRUCTION OF DEPLOYEDATES TO PROBLEM VALLEY DRIVE ACROSS THE SERVING FOR ANY DESIGNATION OF LAND FOR FABLIC LISE TRANSPARED AS DEPLOYED AND FOR FABRIC LISE THAN ANY SERVING FOR THE SERVING FOR THE SUBJECT PROPERTY OF A DEPLOYED AND CONSENSE WITH THE THAN ANY SERVING WITH THE SERVING SERVING SERVING WITH THE SERVING SERVING SERVING SERVING WITH THE SERVING SER

DIFFERENT LOCATION THAN THAT AFFROVED WITH YEAR CAPE.

A ADDITION, PAYENGET WIRENING REFFICIENT FOR ON-EACH RECYCLE LIAMS WILL BE CONSTRUCTED ACROSS THE SENSITIES VALLEY DINTE FROSTROM OF THE PROPERTY HAD ACCORDANCE WITH THE RECORDING THE PROPERTY HAD THE PROPERTY HAD ACCORDING WITH THE RECYCLE OF THE PROPERTY HAD BE CONCEDED IN CONCEDENCE WITH THE REVIEW OF THE PROPERTY CONCEDENCE WITH THE REVIEW OF THE PROPERTY HAD THE PROPERTY H

ILALL LANS MARKINGS, CROSSWALKS, STC. ARE SUBJECT TO VIDOT APPROVAL AT THE TASK OF RITE PLAN, ANY MODIFICATION EXPERIMENT TO THE BLANG CAN BE ACCOMMODATED IN COMBILITATION WITH PERCY WITHOUT THE MIGGE FEE A PLA, COMA MERCAS FORA.

17.THE LEGITS OF CLEARING AND GRADING WILL BE CONTINUED TO THE HIGHERITATE ARMA OF THE PROPOSED DEVELOPMENT PROGRAM AS EXPERIMENTED ON THE GRANICC.

IATO THE SHET OF ORM, RHOWS EDGE AND WELTE THE PROPOSED BUILDING PROCESSAN VIEW, NOT COMMAND, WELTER THOSE, TREAT OR DEPOSED AND THE PROCESSAN VIEW, NOT COMMAND, WITHOUT, THOSE, TREAT OR DEPOSED AND THE PROPOSED AND THE PROPOSE

5, AMENITIES DE THE PORM OF A TITHER CENTER, EMPAGINO POOL AND RA ALL TO BE LOCATED WITHIN THE BUILDING POOTPARTS WILL BE PLOYIDED POR THE BENEFIT BROYSENS OF THE RESEMBLY, TREATE AND VISITORS OF THE RECORDED BODDS USE DEVELOPMENT PROCRAIL

an urban metro plaza is proposed adjacent to the metro station

24.THERE ARE NO SCHOOL ASSISTS LOCATED ON THE SITE. LASTLY, THERE ARE NO PATURALLY FATURED SESSIVENCY OF PROTECTION OR PRESERVATION LOCATED ON THE SIGNAT PROPERTY, OWNERS HES LOCATED AND AND MANUAL OF THE PROPERTY SPECIAL ON THE PROPERTY, THERE WILL BE NO ADVESTED SPECIAL OR ADJUNCTED OR MICHIGANISM FROFERTY, THERE WILL BE NO ADVESTED SPECIAL OR ADJUNCTED OR MICHIGANISM FROFERTY.

21.TIERE ARE NO EXCEPTINE BUILDINGS LOCATED ON THE RUBLECT PROPERTY.
THE RECKITECTURE OF THE PROPOSED MOUST LEE DEVILOPMENT PROCESS
AND DESCRIPE PACKING STREET, HE WEST RECORDING TO COMPARE JUSTICE
AND DE MALEOGROUP WITH THE EXCEPTING AND PROPOSED BEALDONG BY
THE VICINITY OF THE RUBLECT REPORTY.

21.THE EXACT LOCATIONS, SHAPE AND 4125 OF THE PROPOSED BUILDINGS AND RELATED PALEAGE STRUCTURE PROTECTION SHOWN ON THE GRAPHS AND RELATED PALEAGE STRUCTURE PROTECTION STORY ON THE GRAPHS AND ACCUSING THE PROPOSED STRUCTURE PROPOSED STORY OF THE GRAPHS AND ACCUSING THE PROPOSED STORY OF THE PROPOSED STORY OF THE PROPOSED STRUCTURE PROP

THE APPLICANT RESERVES THE MOST TO DEVELOR A LESSER AMOUNT OF GLOSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TARREATION AND THE WILLIPHO POOTFERFIELD AND ASSOCIATED SARKING WILL BE REPLICEMANDED THE ACCORDINGLY.

LATTLY, THE APPLICANT PARAPHER TOR BLOOT TO BEING TO 9-500 COLORS THE TO GREAT REGARD AND THAT HE REPORT OF THE TABLEAGON PRINCIPAL SHEET OF THE TABLEAGON PRINCIPAL SHEET OF A MOTHER WITH 795 BENEFACT MEMBERS OF THE TIME SHEET AND PRINCIPAL SHEET OF THE SHEET AND THE MACROSINE OF THE SHEET OF THE SHEET AND THE SHEET OF THE SHEET

14.THE PROPOSED BUILDINGS; WILL LIKELY HAVE FROMHOUSES DESCRING IN PART OF SHEEL OF THE WORKHASCAL SQUEWNISH CHOCKES ON THE SLOWER, THE SHEEKE AS DOOR ALSO COVERANCE OF THE PROHOUSES WELL HE PACKSONOMICS WHILL HE PAUL AND THE SCHOOL OF THE

RESERVED PLANS AND PRINCIPLANE ARE APPROVED. IT MAY OR MAY NOT BE

10:TO THE RUST OF OUR KNOWLEDGE, THE PREFICIED DEVELOPMENT OF THE BUHIET PROPERTY CONFORMS TO ALL CURERY APPLICABLE LAND DEVELOPMENT CRIDOLANDER, ERGIC ATTOCK AND ADDRESS ESPANDADE EXCEPT AS MAY BE GUALIFIED ABOVE OR SYTHE LIST OF REQUESTED

TABLE ATTOM 17.162.275 CONTROL COMPANY ... PROPOSED TOTAL CLOSE FLOOR AREA - ILLYBATE DEVELOPMENT PROCES 965,0004, SP 10,0004, SP 84,0004, SP 815,0452, SP 101,0004, SP

MAXIMUM BUBLISHE HIBOHTS"	
OFFICERETAE (IS PLOORS)	(20± FT
TARREST ALB ME MODELS	120±FT
AUTE (IT FIXAGE)	LANGE COLUMN
HOTEL (13 K.COKS)	The second secon
	3.484
PASKING SPACES REQUESO	
07/0	(341
4H;460 SF (d) 2.6 YEA 1,000 NF OFA)	
HOTEL.	
With	
198 UNITS (# L PER ROCKS + 4 PER 50 ROCKS)	
•=	
MTAIL	
14,006 SF (@1 PER 300 SF F L/002 SF, 6 PER 1,000 REMARKING SF)	
	Lane
REMINISTRAL (MULTIPLE PANELY)	-110
ATE DAY (@) T LOS DARFT THAT (MILL)	
BOME COMPLETAL	
ARREST MONTHAL	125

TARKENO SPACES PROPOSED OPICLUDES 11M SPACES FOR HITTHO)	4 44/195
SYNCHO SAYOR MENOSTY MATTERS THE BAYOUR LOW WILLIAMS	and and a

THE PROPOSED TOTAL CRUSTS PLOOR AREA CALCULATION AND THE ERSELTANT FLOOR AREA RATIO ARE BARBO ON THE LAND AREA OF THE CHRERIFT PLACES IS GILHAA OR USE, 100 MP. PARCEL IS GUISAR CORRELL 57. PLUE THE LAND AREA OF THE ADMICTOR MOST THAT WAS DEDICATED FOR THEILE STREET, THATCHES BY A DESD OF DEDICATED TO A DETECTION OF THEILE STREET, THATCHES BY A DESD OF DEDICATED TO A AREA OF PARCEL, 58 WAS NOT USED TO STEE ACCESS. THE LAND AREA OF PARCEL, 58 WAS NOT USED TO RETE PLOOR AREA 2ATTO AND SECULTANT GROWN FLOOR AREA CALCULATIONS.

** EXCLUSING PRYTHOUSE REPORT (SEE SHEET A-100)

*** SEX MOTE IN AND SHEET (A-160).

LOADING SPACES (SQUING

**** BEE NOTE IA.

& Devrberry

konsij bila din skrij 1840 glipnikrop veli be kran Relaksi grejin sil 3 R dissledar Residek umare, sa K 4 A 1810 Teori, ot sapisalni, bisilisah penson seli be ik 640-ibang veli, 1407 pisedasis sel.

Address of the second s

TOTAL SITE LOANING SPACE TABLE ATER

LAND HAY A-LOADING SPACE TABULATION

LAND BAY 8-1040MG SPACETABLATION

LAUGO BAY D - LOADING SPACE TANKLATION

or state to print the state of the state of

and the first of the control of the

11 150,100 440,000 26 10,000 2

91,000 8 1,821,761 45

ON VE Preside

OF CHAFT PROJECT PR

431,441 490,441

1,013,001

360.00

SFA V SF Pag

halding Type and Stein

ing type and being

d. Rosel Stordan S

TOTAL

Particular State of Family Ma.

construit year and Penederal

1. Residential (blutfole Penely), Genderal G

1. 195cs, Devision C

3. Holel, Standard F

L. Freedonted Blustole Ferrity, Standard G. Z. Olica, Standard C.

1. Partierial Middels Field, Banderi C 1. Olice, Mindred C

dcs

DEBION

ROCKS

@ Dewberry'

Devidenty Consultante LLC

INNOVATION CENTER!
AND THE
INNOVATION CENTER S
GAPAGE á

AULER OF EURA) Stone of

MEY PLAK

AS NOTED

8 4/21/14 MC 8 3/21/14 4 2/21/14 2 1/3/14 2 1/3/14 1 0/8/15 1 0/8/15 No. DATE BY Description JMC ! JWE | AUG 1, 2013 DATE

NOTES / TABULATION

PRO BOT NO.

REQUESTED WAIVERS & MODIFICATIONS

FAIRFAX COUNTY ZONING ORDINANCE

Reprinted	Required Water or Medification
Zamini Dellanarez	
Article 2 - Central Spaten 2-303	keasification of the use Probations of corner lots.
Part graph 2 of Section 2-306	Walver of the requirement that a periper well, exercise or similar projection may exceed the height heat more than the most han three larger arrays for more than three larger arrays has three larger from than the larger larger than the larger larger than the larger larger than the larger larger larger than the larger large
Zophe Ordinasco: Agrick 11- Parking Septem 13-201 And Septem 11-203	Modification of the establishin imported the state of the establishing of the establishing of the establishing on the CDPSTOP.
Personaph S or Sealer I I-303	Wilver of the negativesses that no private street is a real-desired management of the negative shall second its Jumbred (600) for the length.

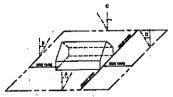
Represent	Respected Walver or Modification
Zoring Ordinants	
Article 13 Lundecaphy	
3aules 13-400	Modification of the tree preservation
	terger.
Zening Ordinases;	
Article Li - File	l
Plant Station (6-101	Marking of the backening and
30.00 IV	promotive propingstates arrange
	poripheral boundaries of the FRM
1	Diskto.
	1 1
	i
	1 1
	rl
Zening Onthesece	1
Article 16 - Elite	1 •1
Section (6-10)	Munification of the intercepting and
	peripheral boundaries of the PRM
l	peripheral boundaries of the PRM Disertor.
1	
l	1
ŧ	1
í	1 1
1	ļ .
	Modification of the required
Section 16-404	recreational facilities.
1	100.00
1	1
ŀ	1 1
!	1
ļ	1 1
1	1 1
1	1 1
l	i
i	l k
Zonting Organisacus	
I Article 27 - 646	1
Fleet	Water of the requirement to past no
Peragriph 7 of Section 17-20)	narkine sime skote travelerate of i
30.00	service drives an more than filtren (1.5) (
	meters sport.
Į.	1
[1
l	
Paragraphs 2 through 14 of Section	Water of the requirement to complete.
shrough 14 of Section	or frotall the following, but not Marked
17-201	to leading lear-pared scores, readway fromps larger-conests wilky
į.	Action Investmental other than those
1	identified on the CDP/PDP and to the
1 .	burgar.



PUBLIC FACILITIES MANUAL

Rendrestal	Requested Walvey or Medification
Poddie Facilities	
Public Facilities Vincent Paragraph 3 of Section 6-0301	Despition healthlear ment be provided in an aroun declaracy plans proposed for development. In the Country solveritation for neview and approval unless walvest by the Director.
Paragraph II of Section 5-0303	Walver to ablow storin vestor management Dal? Ontitiles to be granted within a surjectured system in the revidencial portions of the development.
Personal 3P of Section 6-1306	Walver of the regulations that if approximate management and BMP likelihood that provide accessibility with an all-weather relevant access way a minimum of treates (13) feet in width.
Paragraphy 25, 27 and 20 of Section 6- 1307	Walver of Porteriods II frough C which specify the subsects and location of vorth systems.
Passignah 4 of Rentice 7-0403	Withher of the resolutioned that the malatinum width of two-way measurements our most including entrances to most price a reversi shad to a substances and prices reversi shad to a substances of the first part of the substances of the prices of the substances of
Faryzoph 3 of Section 7-0403.4	Malaum width of 30 feet for private streets and commercial extracts occupations to VNOT road-capt
Farumen Buf Bertlen 7-0803.2	Allow for protestion of structural columns from stalls

Jacobroneni	Requested Watver or Medification
Palific Facilities Manage	•
Regulament	Requested Water or Medification
Paragraph I of Section 7-0902	Monthension of the perhaps encounter instancing to active projection of succession of other perhaps within participal instances for the enquired perhaps within participal instances for the enquired perhaps upon the perhaps and the enquired perhaps of the enquired perhap
Section 12-0308	Modification of the Year Prescription Target as permitted by deviation permitted in Section 12-4508.3A(1) and (3).
Paragraph 48 (3) of Section 13-0519	Modification of Botton 17-65 Tc.46() to period roduction of the minimum pleasing, see, sign (1) first, minimum of four (4) find in terms in section to subdiff that was consider the period transfer to subdiff the was cons
3anlos (2-45t)	Mossission of Sertin (2011) perth the registed the except to calculated on the overall developme area.
Paragraph 6 of Section 12-6516.42	Raduction of adaptacean two plants and kines of first in losser amount to allow for first an alloyd year cover



ANGLE OF BULK PLANE

@ Dewberry

dcs in the

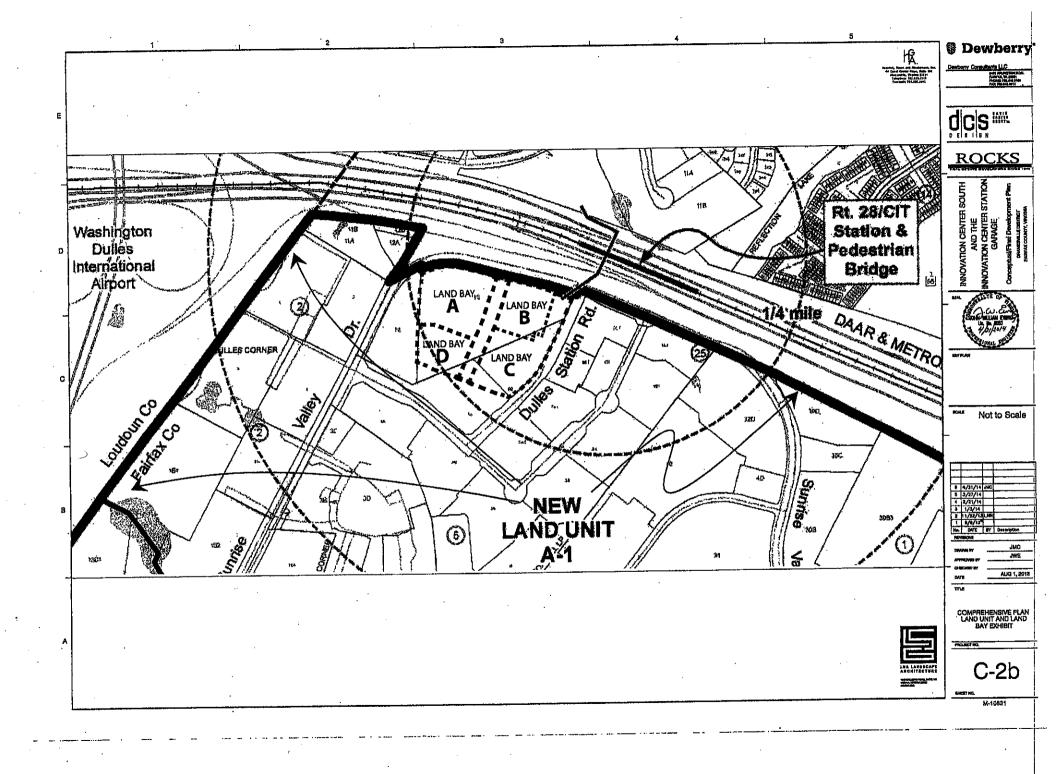
ROCKS

Not to Scale

JWE. ∣ AUG 1, 2018

WAIVERS/MODIFICATIONS SOILS MAP ANGLE OF BULK PLANE

C-2a

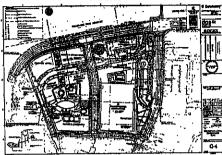


WELLS + ASSOCIATES

C

W

FIGURE 1



@ Dewberry'

ROCKS

3/28/2014

Not to Scale

AUG 1, 2013

PARKING SUMMARY

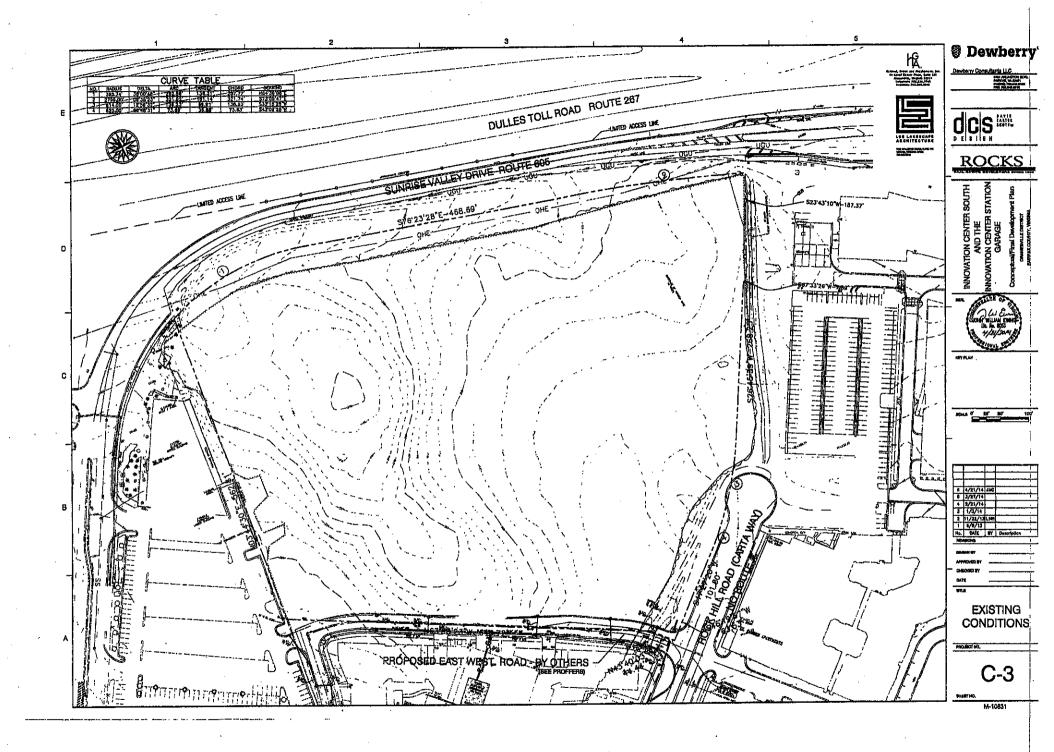
M-10831

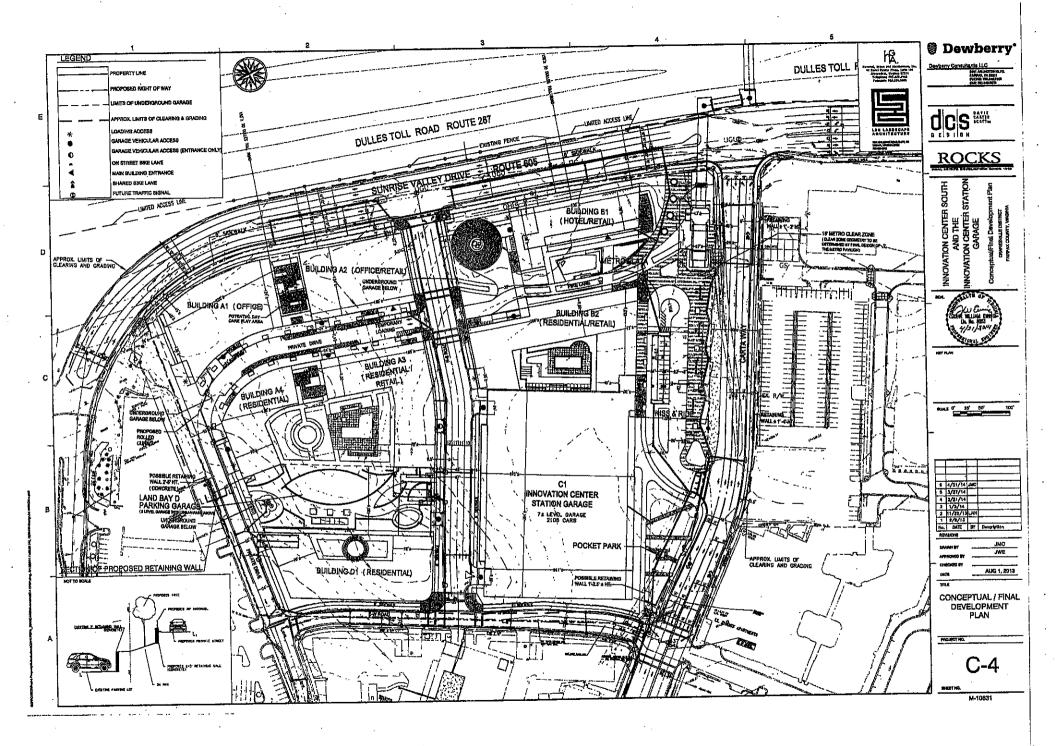
Note: The parking tabulations summarized on Tables 1 and 2 reflect the addition of bonus densities as permitted by the Comprehensive Plan.

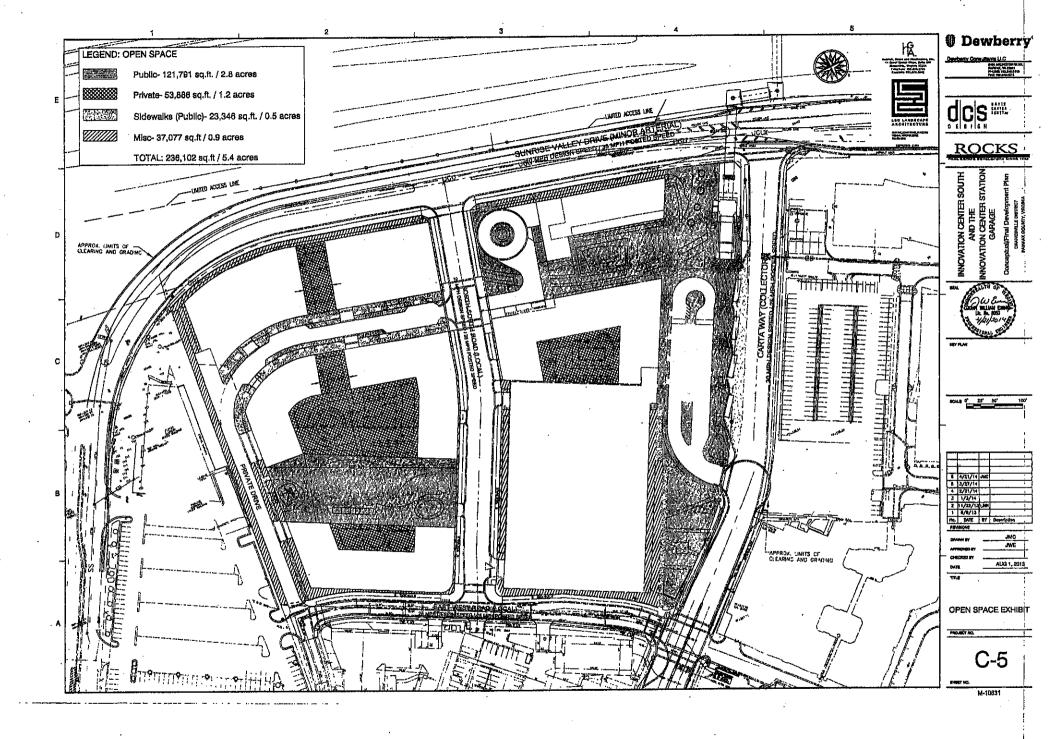
Copies T Secondario Corber Stants Artists 11 - Amphy Dedamon Physics Mannery (T					
L	Land Say-Sulling	Annual	Unite	Article 11 - Ordinance Parting Parts	Payered Spanes
diacel Color Color (Wilth Sales)	성 성 성 は は は は は は は は は は は は は は は は は	¶≥\$2 ¥=\$2		S.3. Spacers (1984 SAT [38] Special Senson (1984 SAT Spacers (1985 SP Naturbing SP [4] Spacers (1985 Special Spacers (1985 SP Naturbing SP [4] Spacers (1985 Special Spacers (1985 SP Naturbing SP [4] Spacers (1985 Spacers (1985 SP) Spacers (1985 S	- (#
METAL METALENTAL BALL WALLELY	MALES MA	DE COS	Over 604	CONTROL OF THE CONTROL OF THE STREET OF THE	107 107
			<u> </u>	<u> </u>	

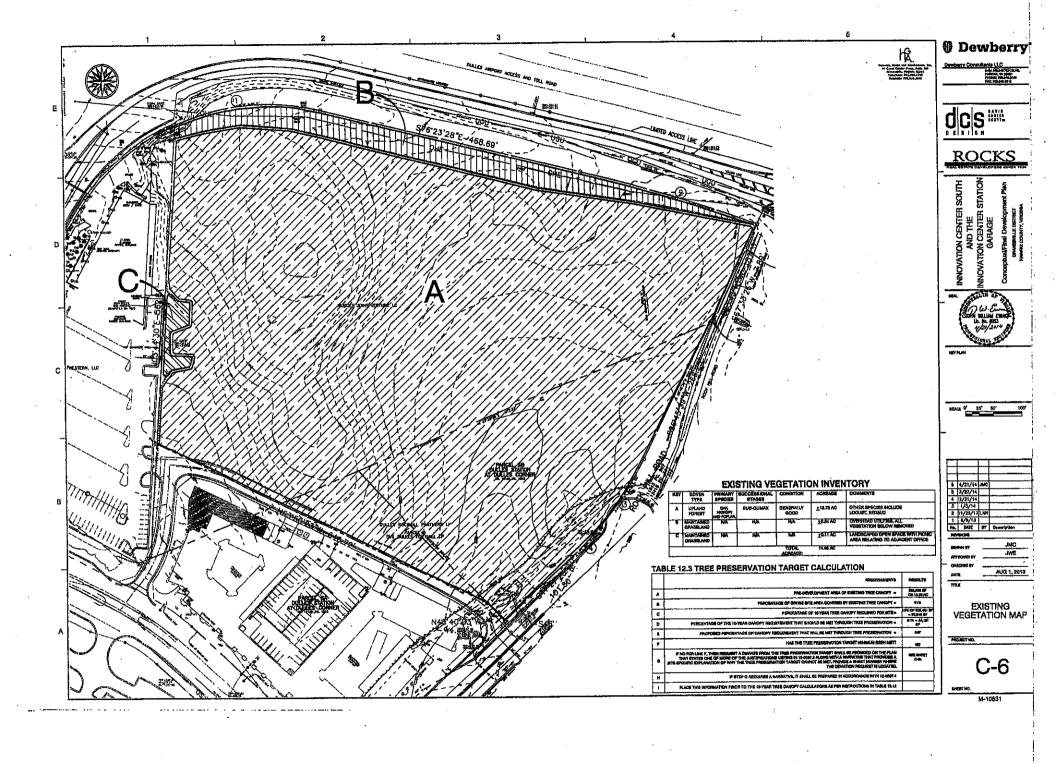
	Lord Bay Stations	***************************************		Proposed "MAX" and "MAY Parking Parks (1)	Respired Space
noporos yman panismi nedimeskoj Priol Prio	najin N	100 100 100 100 101 101	1	Tel Spread All SEP Call Spread Call SEP Call Spread Call September 1 Tel Spread Call Spread Call September 1 September 1 Septe	180 180 180 180 180 180
)			LANGE PROPERTY OF THE PARTY OF	F. 100
espenind by's Dufner A	41,44,44	Rose N	ON SERVI) of gaments (from the specialists) are 1.0.0 hours you that the 19.00 der accept account on the 19.00 derived The disputation of the special	基础
			1		
OPPICEL HETTEL HETTEL HERDONTINAL (MALNIFOMILY)	## ## ################################	### ### ### ### ### ##################	Racenta GALF GALF GALF GALF DALF EARL DALFERRY D	AT Symmetric Company of the Company	1,000 100 100 100 201 101 101 101 101 101
	<u> </u>			Executive Control of the Control of	1
AFDIE.	111111	1 300 1 300	4	Install the \$100 P per backing Pays & Discourse (200 M installing OF Enabled by Conf (in this his laterous) fail of the model of 100 M. Albert M installed in \$1.00 M installed by Conference (200 M in the conference (200 M installed in the conference of the confe	
ALTERNATIVE BUTTLEVERTA	# '	1	OLD ST	Total Property Services	- A

WELLS + ASSOCIATES









March 27, 2014

AE: Request for a Tree Preservation Target Deviation Tax Map 18-2 ((1)) 13 Part, 18-4 ((6)) 5B, and 15-4 ((5)) 6A Part

Many this latter served as a request for a develope from the Time Presentation and Principles and provided by the Principles and Inch In Sect. 1900 del by Public Principles and Infrael, Time 1900 del by Public Principles and Infrael, Time 1900 del by Public Principles and Infrael in Control on the proposed of the Principles and Infrael Principles and Infrael (19) and Public 1900 del by the Infrael Infrael Principles and Infrael Infrael Principles and Infrael Infrael

deriadon from the Tree Preservation Target propinsment is requiestly, for as-trained by the attached copy of the proposed development program, the cleaning date, and provided or distallax for the development program. We cleaning added, and provided or distallax for the development program for the proposed recent program is a remembrial chronicopment program for the object propings, about the training of the proping of the

We trust that this statement is sufficient to support our request for a from the Tree Preservation Terget for the development program propose subject property. Should you'vers any questions or the need for additional in the conservation of 27th 442-0144 or foreignfelowbern't part.

PRESENTANT INTERCOR PARKING LOT GALCULATION

PRESENTARY PERSPHERAL PARKING LET CALCULATION HERNY PROPERTY BOUNDARY - APPACE SEE UP REQUIRED: (TREE / 40 UP - & TRACE) PROVINCE: - - ES TREES

BASTERN PROPERTY BOUNDARY - APPRÔX ESS LF RESEARCS: 1 TRIE / 46 LF = 18 TRIES PROVINCE: = 16 TRIES

	18 16-year Year Garagy Calculation	
Tes	Properties Target and Delement	
,	ETLEMETC4	
Tree	Canopy Regularement	
1	Marally grout also pros a	#30311 B
1 13 14 16	Butdent was dedicated to parks, stee hericage, and	73,421.84
3	Bulleted great of accomplished a	
M.	* (1.6-1.1) seru cile carre balancia	444, 106 EI
1	identify allah soving antiler una	PRI
	. Particulars of 15-year test carrony required a	109
17	And of 10-year tree concey regulate (84 s 106) >	84,520 9
	Maddenius of 18-year Tree County Parameters	
Ē	- Control	. 110
	THE B year, Seek Jet plant shoul whom modification	
19	- Abrei a Comm	
	Framerica See See seeing Toron Aust 6	44.191.6
	Tree Preservation Tergal Ates o	\$4,181 G
	Tree Preservation Tergel Adds #	\$4,181 G
2 2 3	The Presenting Torqui Ann. 9 This arrays our minding standard of 124401 of Car 1, 20 of This proper was breaked by printing or unquite, brief	\$4,181 G
2 2 3	Tipe Processible Target Area # Titled earnings was manufag plantinels of 12-4400 e Cd s 1.31 e Total turnings was provided by siniple or wealth (1998) or woodward communities e	\$4,181 6
2 2 3	The Presentation Tengal Assa # Third strongs are moving started of 12-8-00 = CE = 1.30 o TABLE tamopy areal provided by intigue or recorded contraction or recorded contraction or recorded contraction of the 1.6 s.	\$4,181 6
31 23 24	The Preservitin Trept Asse, a fall sarryy was monthly shartest in 124-00 o Co s 1,35 Cd s 1,35 C	#4 (A1 G
31 23 24	The françantist trapel date of Table arrays was received principles of 10-84 or 12 o	\$4,181 6
31 23 24	The Preservation Trays Assoc of Table 2 arrays years wouldn't proceed to \$1.000 of Table 2 arrays years wouldn't private a very section of \$1.000 of Table 2 arrays are wouldn't proceed to proceed years are the \$1.000 of the \$1.000 of Table 2 arrays are \$1.000 of Table 2 arrays	A,1016
2 2 2 2 2 3	The françantist trapel date of Table arrays was received principles of 10-84 or 12 o	A,101 G
24 25 25 25 25 25 25 25 25 25 25 25 25 25	The Preservation Traps Asso of Mail arrays your receiving described of 124-000 in Mail arrays your receiving described of 124-000 in 1846 in 1	A4 181 6

	And if the part of	H.00 IF
7	Area of sarmey planted for air quality benefits of	23,600 0
20	A.1.50	35,409 GF
	Area of earcoy photist for energy conservation is	
34 36 .	414 ·	
-	Area of carein, physical for writer quality introdite. *	18,835 87
7	21.25	3,44,0
-	Aces of correct planted for whethe benefits w	
-	i i i i i i i i i i i i i i i i i i i	
019	Area of capacity provided by paths; break "	
051	11.11	
	Area of corcey product by improved mathem and	
012	1	4,000 87
DIE	13	6,000 M
014	Area of security provided through tree conditions of	
	. 1.0 -	
~-	And of Surgey provided transpir factor of which of publishing and miss of	
D15	- · · · · · · · · · · · · · · · · · · ·	
DW	Purcentage of DNA represented by D16 =	ies.
Dif	Think of margor area provided desirgh tree planting a	94,000 61
018	is an affalte planting rader tequestiod?	HQ .
712	Tree Bank or You Pund?	NG.
	Chieffy Gree in his responsible to the provided Recognition of the Asset	- MA
	- There is to desire the letter of the part of the par	
00:1	Pleting Fund	NA
II. Too	al of Yayaar Trea Champy Provided	
- ''-	THE R. STORY AND ROOMS PLANT, LAN PROPERTY.	· ·
Et .	(CHI) a	
	Table of Assistant and Assistant Security Spirits	5K,05F S
₽	THE R SHARP NAME AND POSSIBLE ROOMS OF THE PARTY OF THE PARTY.	
	District	

@ Dewberry

KK.

Dayberry Consultanta LLC

dcs

ROCKS

STELL'S OF SEAL Sold Million Employ

AS NOTED

5 3/27/14 4 2/21/14 3 1/2/14 2 11/22/13 LN 1 9/9/13 No. DATE EY Description

JMC WE CHECKED IN AUG 1, 2013 DATE TITLE

Landscape Calculations

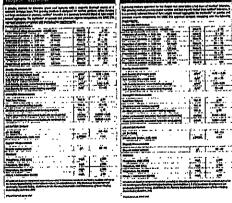
C-6a

M-10831

TAQUAX COUNTY PUBLIC TACILITIES MANUAL

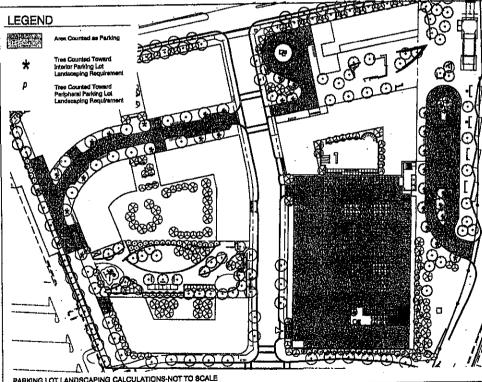
В

서는 사업



STOREGIST PLANES WITH COMPOSITS.

MICHAEL LAYER — THE LAYER SUNCE AS THE TOP ENGINES ALDRES, ROCKHERO 12° 00°01 DAS SHEET (OR COLUMNENT)

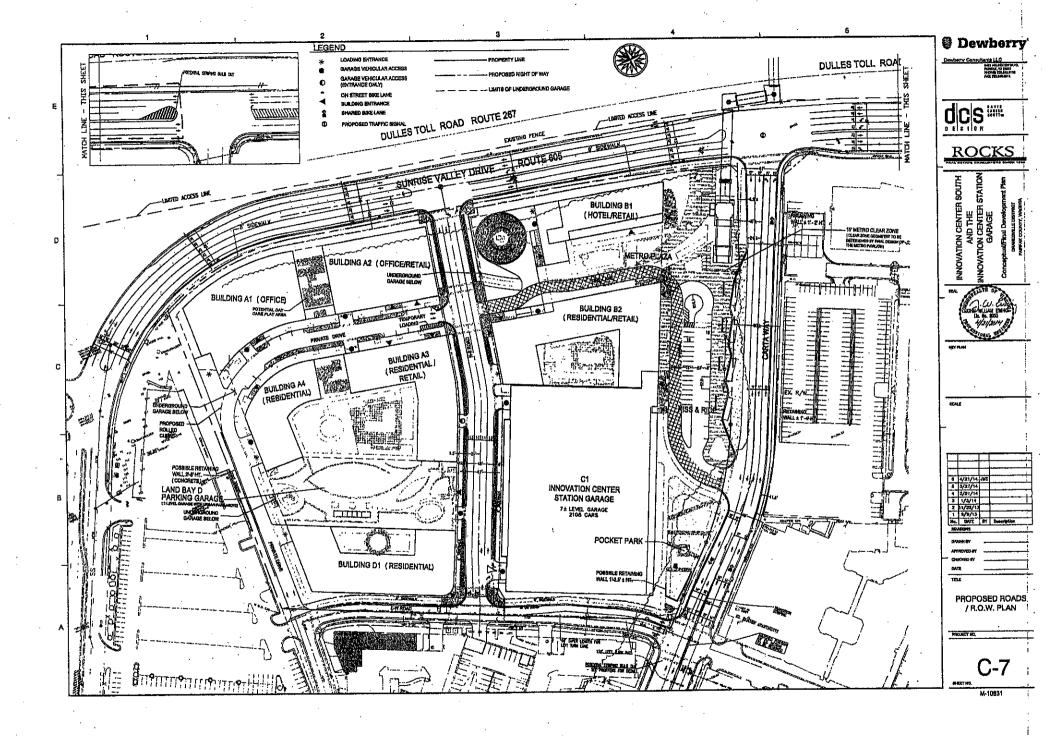


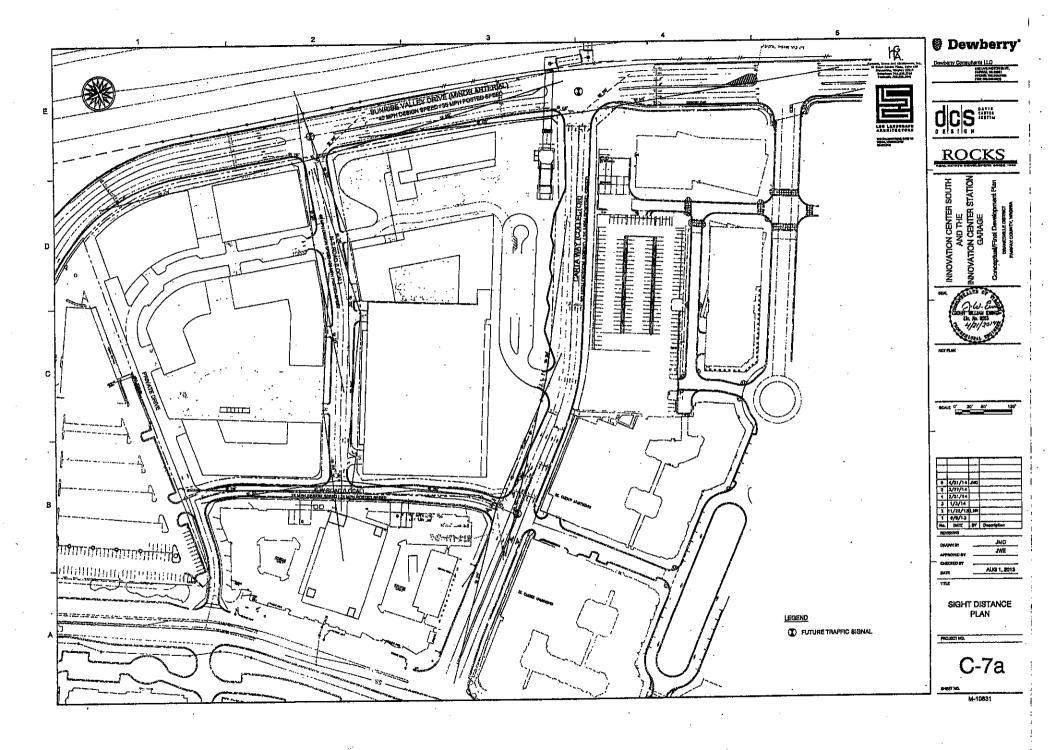
DECK PLANTING DETAIL

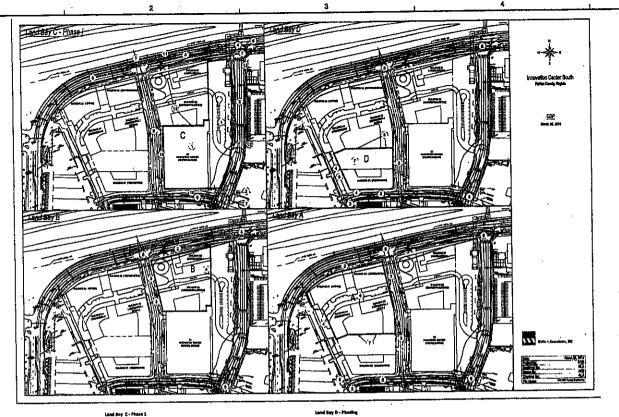
PARKING LOT LANDSCAPING CALCULATIONS-NOT TO SCALE

141

SHEET NO.









THE PERSON NAMED IN COLUMN 1

dcs

ROCKS

Dewberry



Not to Scale

8 4/21/14 AIC 5 3/27/14 4 2/21/14

JWE AUG 1, 2013

PHASING PLAN

C-8

Construct Innovation Content South Garage and related fuellistin (blast-risks, flust-risks, flus

Reconstruct Suprise Velley Drive from west united Property Line to Carta

Reconstruct Sources Valvier Drive Trom reconstruction Troporty Line to Cart. Way (excluding secretarians).

Companie abul Scheum Interes exclusioned on fources Valvey Drive at Carts Way (including law contractions of secretary).

Prepare capital signal women market as described in growfers, sexual signally!

Prepare capital signal women market as described in growfers, sexual signally!

Based on market in study and if a popular by VDOT.

Continued now based view and lead from Carts Ways to now Month. Smath Read if Not assessment or profess as described by any little.

Company on one March-South Assed from ones Eart-Want Read north to

Sundse Valley Orive.

Serpise Vising Orion.

Construct detections of sons the honoration Centur's South Garage frontage on one 2414-Nicst Read and new Hearth-South Road.

Constructs Institute lines on Souther Vising Orion at new Hearth-South Road.

But in the Construction of exposed grange wall shall be provided as described.

histerin uttainmen on his profits in the profits of the profits in the profits of Carts Way front custant continues 5 foot addressells along east side of Carts Way front custant commisses booth to Sunstee Yelley Orbes.

All Phase I improvements.
Construct trevezaya Improvements along Sociale Valley Orins frost
Construct trevezaya Improvements along ayes inorth-South Assal.
Construct streve improvements along ayes inorth-South Assal.
Construct public plant as inortheria in profilers.
Proposed traffic algorithm worked statute as characteristic by profilers. Imputed
signality Savast on machin of study and if approved by VOLIT.

Office Buildings A1 or A2 can only be conspected if a signal has been approved for installation at the intersection of Survice Weley Drive and North-South Road (see Proffers.)

M-10881

All Phase I improvements. Construct streetscape on Horth-South Read along Building O-1

Extend ever State West though the Provided Cent on New Committees we staken as described in profilers. Construct streamcage shape Studieting D-3 frontages of here Cast-Wrest Read and Phylotic Urive. Construct Private Drive from new Earl-West Read north to southermout first of Land Stry A. Interfer invasioned of exposed gargar well afail to provided as a

or process. Construct action park to described in profess. Propies traffic algost surrant studies to described in profess, includ algost(s) based on results of study and if approved by VDOT.

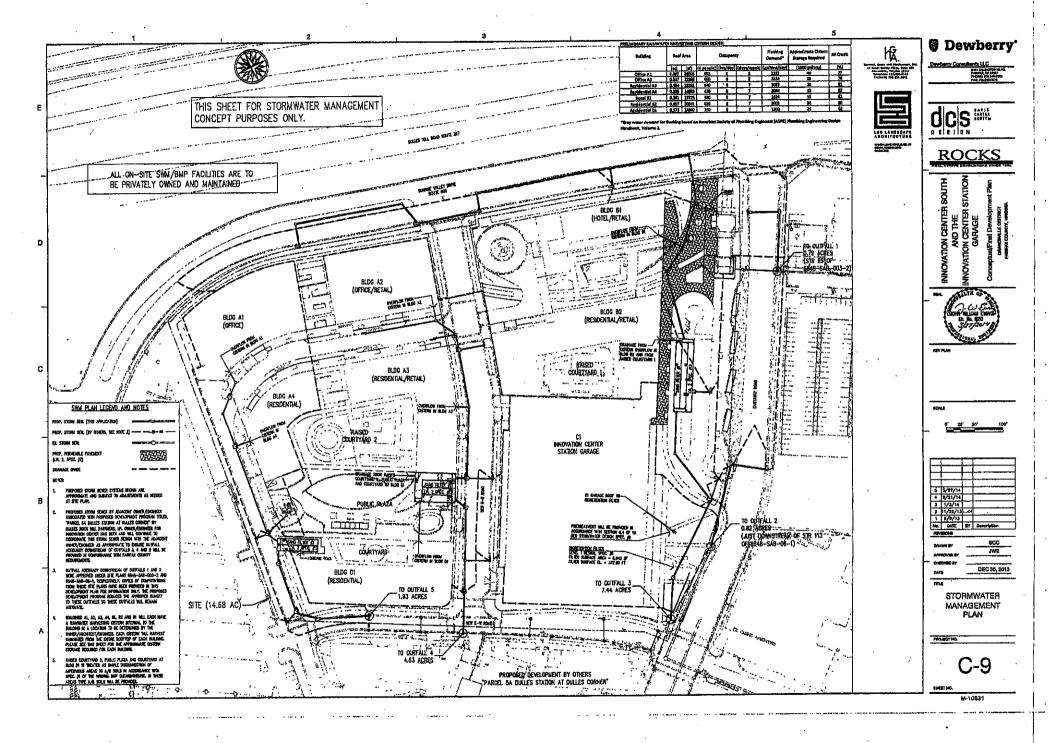
All Prises I Improvements
Conserved streemings interconversarial sting function Volley Drive
only I digital to installed at interaction of interth-doubt found and
only I digital to installed at interaction of interth-doubt found and
Lonancett new finish-doubt found must be suffered from the found of
Lonancett new finish-doubt found must be found found for finishfound interthing attentions at a described in profiter, dysfilling to shreet
these, these lond-being attentions as a described in profiter, dysfilling to shreet
these power finish- beauth found upon direct other must bedoubte.
Constituted range Sand-Vietal Road from seen shart-fo-stank has fall upon the
profit to Sandard Vietal Road from seen shart-fo-stank has fall upon the
profit to Sandard Vietal Road from seen shart-fo-stank has fall upon the
profit to Sandard Vietal Road from seen shart-fo-stank has fall upon the
profit to Sandard Vietal Road from seen shart-for-stank has fall upon the
profit to Sandard Vietal Road from seen shart-for-stank has fall upon the
profit to Sandard Vietal Road from seen shart-for-stank has fall upon the
profit to Sandard Vietal Road from seen shart-for-stank has fall upon the
profit to Sandard Vietal Road from seen shart-for-stank has fall upon the
profit to Sandard Vietal Road from the sandard Vietal Road from the

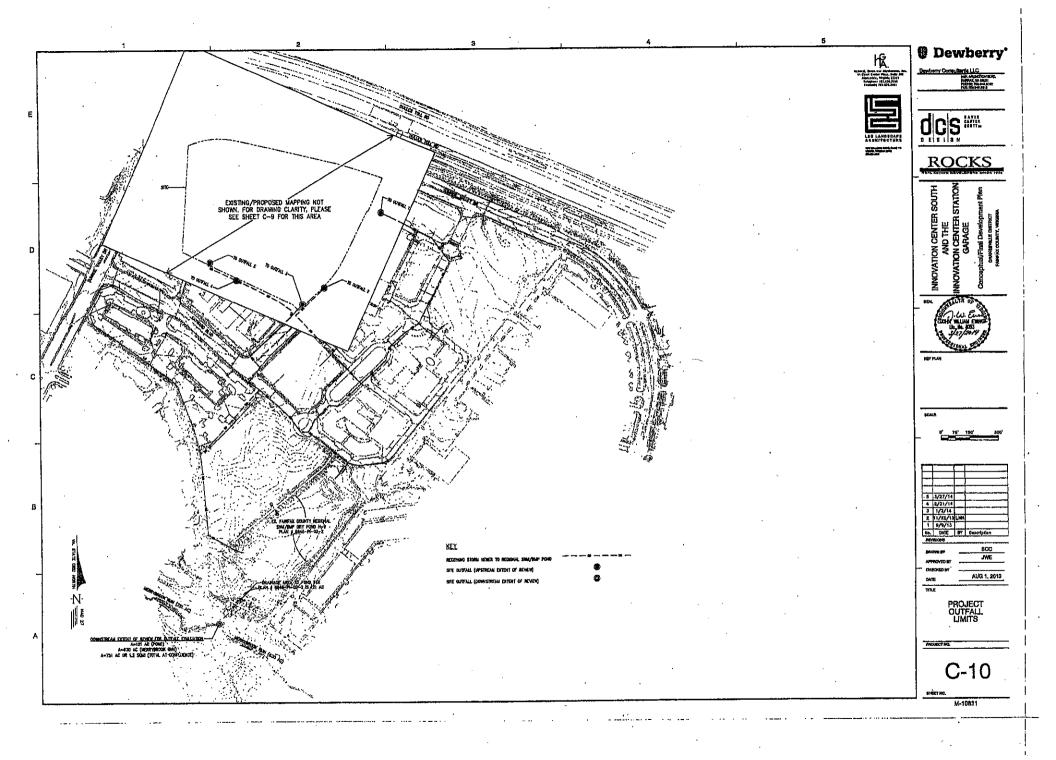
Notice of the sandard Vietal Road Vietal Road

as promers.

Propare tortic signal warrant rundles as described in profess, install byratic) based on femile of study and as approved by VDDT, insartin treaspent of exposed garage and shall be provided as described.

in profilers Construct extrance in ATE from Private Drive as described in profilers.





I Ste Area

Æ

The site area evaluated for Water Quality and Water Quantity is 14.68 ac. The site boundary is called out on Sheet C-9.

11 Water Oughly

The proposed site is located on a wooded lot, and therefore qualifies as New Development, which requires the post-development phosphorus load from the site to be reduced to 0.41

The post-development size generates 27.34 libyr of phosphorus. A total phosphorus load reduction of 21.32 lbyr is required in order to satisfy the removed requirement. Utilizing on-else BMP's to the macrimum extent practical the phosphorus load reduction achieved on-size is 17.33 lbyr. The remaining 3.88 lbyr of phosphorus will be removed by Pairlax Gounly's regional extended detertion for yound, 145, located as drown on sheet C-10. Permission to less the regional pond for BMP and SVM has been requested as recommended by Staff. Please see part If of this narrative for pro-mis shares calculations de demonstrating that the reases see part ty or the restance for pro-thal states described the demonstrating that are regional point can remove the remaining 3.68 feltyr of phosphorus from the size. On-site phosphorus removal requirements have been calculated using the Virginia Runoff Radue (VRR) Method. A summary print of the VRR worksheet to provided on Sheet C-12.

All proposed on-site BMPs have been preliminary sized and sited using standards and specifications provided on the Virginia Stammeter BMP Clearinghouse Website and in accordance with sprinciation standards and conditions of proposed amendments to Chapter 6 (Stam Drainage) of the Public Pacilities Manual (PFM).

A description of ski planned on-site SWM/BMP facilities is shown on Sheet C-9 with a summary of each provided in Table 1 on this sheet. On-site LID practices include 7 reinwater harvesting distants (i.e. one for each planned building), permeable pavement blocks, disconnected imparyious areas with solf amendments, and a bioretention facility located at the south-east corner of the site. Conventional practices include 5 on-site send filters and use of the off-site regional extended detention dry pond (H-9).

III. Water Quentity

C

A. Description of cytiell

There are 5 planned outfall locations where concentrated runost leaves the site. These are There are 5 planned outsil locations where concentrated randf leaves the stat. These are alrown on alread C-8 and C-10, Ownesteem of the 6 outsils, flow will be conveyed in closed storm sever systems, which at daylight at the addiling regional pond. There are no post channed between the site outsile and the regional pond. The designed dinalogs area to the regional pond is 121 as per approved given 8448-P-102-1. Outflow from the pond will discharge through the drop-indet spithway and this a short open channel afforce draining lists Mempfroot. Run located approximately 80 ft downstream of the spillway. The open channel downstream of the spillway is mostly armored with rip rap and based on field observation is in stable condition The downstream extent of raview for outfall evaluation is at Merrybrook Run where the total drainage area is greater than 1 square mile.

B. How will outfail requirements be satisfied?

The receiving storm sewer systems downstream of outfalls 1 and 2 were approved under alle plans 6848-943,003-2 and 6848-948-05-1, respectively. Storm sewer computations and profiles from these sits plans have been made part of the CDP/FDP for information only. Runnif from the site to outfalls 1 and 2 is less than what was previously designed and approved so the receiving atoms sewer systems will remain adequate

The receiving storm sower systems downstream of outsils 3, 4 and 5 are being designed by the adjacent Owner/Engineer as part of the development program thad "Parcel 5A Dulles Station and Dulles Comer" by Dulles Rock IM Partners, J.P. The Owner/Engineer for this Sisting and Dulles comer by Dulles rock his relative, i.e. re-over interfacing the unit of DP/FDP has been and will ordinate with the adjacent Owner-Engineer as appropriate to ensure the necessing storm sewer systems downstream of outfall 3, 4 and 5 will have sufficient capacity to convey the 10-year storm from the sits in conformance Fairfax County Stormwater Management Collance requirements.

2- and 10-year, 24-hour detention for the site is provided by the existing regional pand. Permission to use the regional pond for detention has been requested as recommended by Staff. Please see part IV of this narrative for pro-rate share calculations demonstrating that the regional pond can provide the required 2- and 10-year detention for the site. As indicated by Staff, a walver of on-site detention per PFM 8-0301.3 will be required at site plan to use the regional pand for detention.

IV. Regional Pend H-9

Water Quality

The following calculations demonstrate that the regional pond can provide the requisite 3.88 lb/or of phosphorus removal from the site:

Total Phosphorus Load to Pend (TP) = P x Pj x ((Rd x Rv x A) /13) x C x 2.72 = 318 (b/yr

(Avanage Annual Reinfell Depth or Virginia) (Fraction of rainfall events that produce runoff) 0.00

(1" for water quality storm) (Runoff coefficient to pond from regional pend plan 6848-PI-02-1) Bus 678 (Drainage area to pond from regional pond plan 6846-PI-02-1)
(Flow-weighted mean concentration of polician) to urbain runoff for TP)

Total Phosphorus Removed by Pond = TP x R.E. = 32.7 (blyt

TP = 218 /b/yr R.E. = 0.15

C = 0.28 mg/i

(Removal efficiency for extended detention dry pond is 15%)

Site Pro-Rata Fraction for Phosphorus Removed = (Rv x A) + (Rv x A) = 0.12

Puelle a C RO (Report coefficient of site) Asite = 14.88 ac (Area of site)

Site Pro-Rata Share of Phosphorus Removed by Pond = 32.7 lb/yr x 0.12 = 3.92 lb/yr

Because 3.92 (blyr is greater than 3.88 libly required, it has been demonstrated that the odeling regional pand can provide the additional phosphorus removal to comply with the Fairter County Stormwater Management Ordinance.

The following calculations demonstrate that the regional pand can provide the requisite 2- and 10-year detarritor for the site:

Total 2-year detantion available in pond = 300,85 cfs (in) -- 19,85 cfs (out) = 231,26 cfs Total 10-year detention available in pond = 539,85 cfs (in) -- 121,83 cfs (out) = 418,92 cfs

Site Pro-Rate Fraction for Detention = (Rv x A).... / (Rv x A) = 0.12

Site Pro-Rate Share of 2-year detention available in pond = 251.26 cts \times 9.12 = 33.76 cfs Site Pro-Rate Share of 16-year detention available in pond = 418.02 cts \times 0.12 = 50.16 cts

Site 2-year detention required = 45 cfs (poet dev) \sim 20 cfs (pre dev) = 25 cfs Site 10-year detention required = 78 cfs (poet dev) \sim 46 cfs (pre dev) = 33 cfs

Site post dev flow based on Asite = 14.68sc; RGN=84; Tc=16 min Site pre dev flow based on Asite = 14.68sc; RGN=17; Tc=16 min To be conservative RGN was not reduced for post dev conditions accounting for runoff reduction precioes.

2-year site detention is available in pond because 33.75 cfs available > 25 cfs required. 10-year site detention is available in pond because 50.15 cfs available > 33 cfs required.

V. SWM/BMP Compliance with Comprehensive Plan

The development program will meet the new requirements of the Proposed Comprehensive Plan by groviding stomweater measures that are sufficient to attain the Reinwater Management Central as allowed as an alternative to finare 1 and 2 on pages 18 and 19 of the Proposed Comprehensive Plan Text. Compliance with item 3 on page 18 of the Proposed Comprehensive Plan Text is schlewed through use of Article 4 of the Feinax County veter Menagement Ordinance.

Option 2 of the Reinwater Management Credit will be attained under path 2 for zero lot line projects with a minimum density of 1.5 FAR. This option requires that natural sits hydrology casses be used to manage on-site runoff from the developed alse for the 65th percentile reinfelt using LID infrastructure to the greatest extent practical. Based on an analysis of 30 years of rainfall data from Duller Airport, the calculated 85th percentile rainfall is 0.98 inch. The Stormwater Management Ordinance, which serves as the basis of SWM design for this project, manages the 1.0 inch reinfall so this credit is achievable.

VI. Request for Waiver

In accordance with Section 5-0303.6 of the PPM, this development application will require a waiver from the Board of Supervisors for the use of underground 90VM/98MF facilities in a residential development. The waiver requires their been submitted under separate cover. The rescensial development. The water request has been submitted that separate control professional professional research and location of these underground facilities are shown on Sheet C-9. These facilities are proposed in order to meet the water quantity and water quality requirements of the Stormweter Management Ordinance and Comprehensive Plan. These facilities are located on-site and with be privately owned and maintained.

VII Limitations

The type, size and location of all SWM/BMP practices reflected in this development plan are preliminary and subject to adjustments at final angineering and site plan as appropriate.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, APPCIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

All Information is required under the Informing Earthing Determines paragraphic

Appealed Permits (8-011-8.2-8.2)

Special Equation (8-011-8.2-8.4)

Special Equation (8-011-8.2-8.4)

Special Equation (8-011-8.2-8.4)

Special Equation (8-011-8.4)

X 1, Plui is at a minimum scale of 1"-SE" (prives & is displated an one shoot with a

[2] 2. A projeks obspiring the electronists transportent inclingies) and durins of chanting and proting and the increasion communicated inclingions, storage durings pains systems and under prosection, posed acquire point, the substitute storage filteripation dealers, and device stabilization presents by shown that if inclined in the communication of the property of the communication of the communicatio

On alle area. Otherica mena. Desiraça: Facqueixi. Skoraça: V pond, dare mented (name): assent (name): area (name): area (ni): Volume (ni): Anight (ii): (SEE TABLE 1 MILES)

The Could designed elements, with the and pipe systems are above an Broad (\$\frac{1}{2}\). \$\tilde{L}^{-10}\$

The could be a set of the analysis are above any filter \$\frac{1}{2}\\$. \$\frac{1}{2}\\$.

(E) 9. Companying and true preservation shows in and rest the state of the state of

[3] 7. A 'terrementer arteringement propertier' which contains a description of four determine and best between the product of Short C-1.

(4) 6. A description of the position of continues of each survivant also suffer extended description from the above to print which is at itself. (10) these the above or which have a destroyed error of all facet gave square page 400 facet along the position of fixed. E-1.

A description of four the earlief requirements, including contributing destroys expect of the Public Function to Street Public Function on Street Public

[E]/s. Adulting tempoprosity with productor constant bristonia of long (s), best and a roots on to whether it is no of opening of fixed can in provided on Statute [C.]. [C.] [C.

warmen is not resided because IV/A



THE PERSON NAMED IN

dcs

ROCKS

Dewberry'

CENTER AND THE INNOVATION CENTER S GARAGE



2 11/23/13 LH 1 1/6/13 No. GATE BY Description THS JME 800 CHECKED BY JAN 3, 2014

Hite STORMWATER MANAGEMENT PLAN NARRATIVE

MACHINE WIL

M-10031

ALIBOHAL POND H-847

TABLE 1: PROPOSED BUS FACILITIES

ON-SITE AREA SERVED (ACRES) OFF-SIT, AREA STRAFO (ACAES) STORAGE VOLLAGE (OF)** FACILITY NAME/TYPE & NO 2,461 H/A MONETHY NOW (LEVEL 1) (SEE HOTE 1 BELOY) 0.00 2.54 5,048 23,900 PERMEASE PAVERS (LEVEL 2) 2.53 2.53 2.214 M/A 4,110 1 276 W/4 DISCOMMENTON TO AND SOLS 0.53 0'00 0'00 0'01 12,133* N/A SAND FILTER 1 (LEVEL 2) 2.01+ 11,870 3,865 1,565 740 478 360 300 SAND FATER 1 (LEVEL 2) 2 730 271 0.71 2,520* N/A SAND FLEER 3 GENEL 2) 40,000 gui N/A 0.00 0.60 0.53 RANGETER HARVESTING (OSTUDE 1) 9.48 9.53 25,000 ed 20,000 ed K/A K/A PARAMETER HARMSTONE (PROPERTY 2) RAINWATER HARVESTAND (CHETERN 3) 0.00 6.63 0.34 N/A N/A N/A 15,000 pd CHARLES HARVESTON (CHARLES 4) 0.00 0.70 15.000 and HARMATER HARMSTONG (OSTERN) 5] 30 mm RANGWATER HARVESTING (CISTERN 6) 0.76 25.000 ad PARAMATER HARWSTHM (CENTERS T) 20.44 101.36 155.07 AT ACLES

AREAS SO NOT INCLUDE DRANACE TROM UPSTREAM BUP'S

THE IS AN ENTIRE FAREAK COUNTY RESIDUAL SHA/SHP DRY POINT FACULTS, PLAN (\$444-PI-02-).

NOTE IS SEDECTIVATED LEVEL I MEANS THE PARLITY WAS CONTAIN UNDERDRANG AND WAS NOT RELY ON APPLICATION.

Dewberry'

Devidenty Consultants LLC

Set Microsoft

Perform France

Perf

dcs

ROCKS

THE PARTY

BEALE

_			
		~	
6	3/27/14	_	
4	2/21/14	•	
3	1/3/14		
2	1/22/13	LHH	
1	0/1/13		
Ho.	CATE	87	Occupation
HEY	TLICH#		
			TIB
			-JWE

SCC JAN 3, 2014

VRR METHOD WORKSHEET SUMMARY

C-12

Drainage Area B Summary

	A late	& Spile	C Softs) iela	Total	N of Total
Forme factor	0.00	6.00	€.00	LIR	L40	2.00
Turl (acres)	1,00	0.40	0.00	1.09	1.09	15.91
Impervious Inches	0.00	0.00	0.00	1,31	2.31	48.32
					4.40	

Number	Cradit Area (arres)		Prostice
k.a. Siragla Disconnection to A/B Balls (Spec#1)	imperdon serm diseasected		11.k. Filtering Practice 82
Lb. To Rubinster Haryworks (Spec 96)	important acres septentel	1.44	11.b. Filterio Pructice #2
1 is Filturing Practice 62 (Spec 813)	Imparious Terf Parious	1,1	

Total Imperators Cover Treated (north)	737
Total Tarf Area Treated (carea)	109
Total IP Level Reduction Ashimsel by D.A. 3 (\$6/yr)	6.19
Total Til (and Seduction Actioned to D.A. E Chier)	44.11

Drainage Area C Summary

ATTIC TATEL PROPERTY.						
	A Jella	II Solls	C Sells	D Selle	Total	96 of Table
Formet (peret)	0.00	0.00	0,00	0.00	E.00	്ളര
Terr farres	0.60	1.44	0.00	0.24	0.24	3.50
December legist	0.00	0,00	9.00	1.61	141	30.58
Idish a dame a latter l					1.65	

ruction	Credit Area (extes)	Pro cilco
Lb. (a Rainmatur Horvesting (Spres 86)	anter sobjetum	11,h, Filtering Prostles (C)
11.is, Piterring Practice #2 (Spac #12)	Impervious	147

Channel and Flood Protection				
	Weighted CH	1-yest/ ptores. Adjusted Di	2-year storm Adjusted CN	16-year starm Adjusted Di
Yougut Bainfall Event (IN)		2.70	3,20	S.
D.A. A.CN	9	s	63	
DA. J CN		4 90	90	
DA CCI	,	\$ ×	. 10	

Draining Area Sciencery

Site Data Summary Total Halmfell = 43 Inches

27.34 195.56 21.32

Orningra Area Compliance Summery

Drainage Area A Summary Land Cover Summary

Total Imputation Cover Treated Jerres

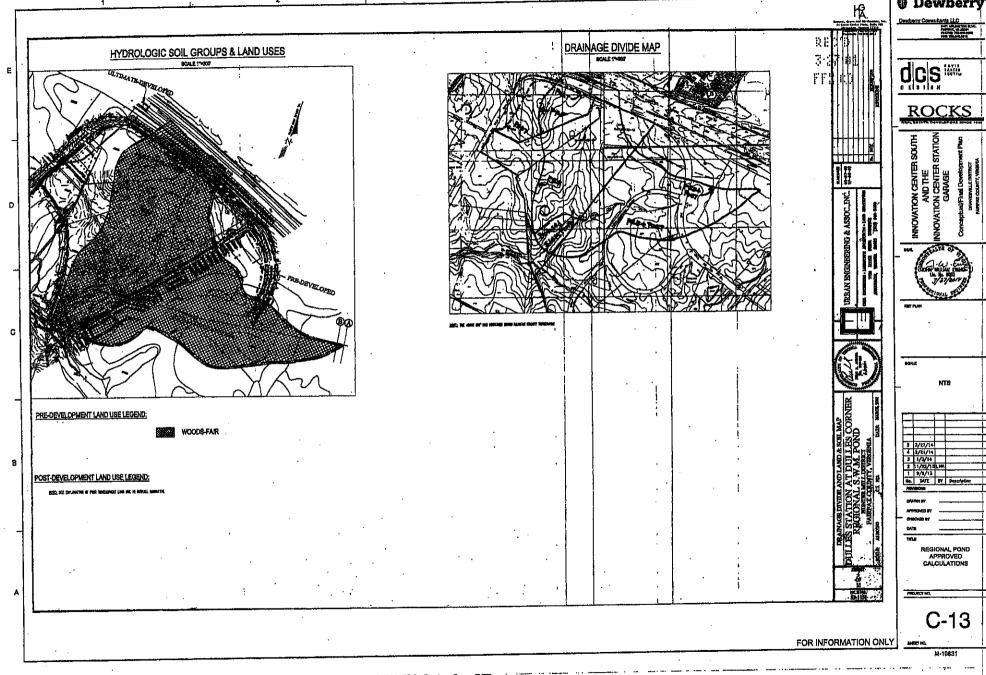
State Terf Area Treated Jerres

Total TP Lead Resbection Achieved in D.A. A Skyry

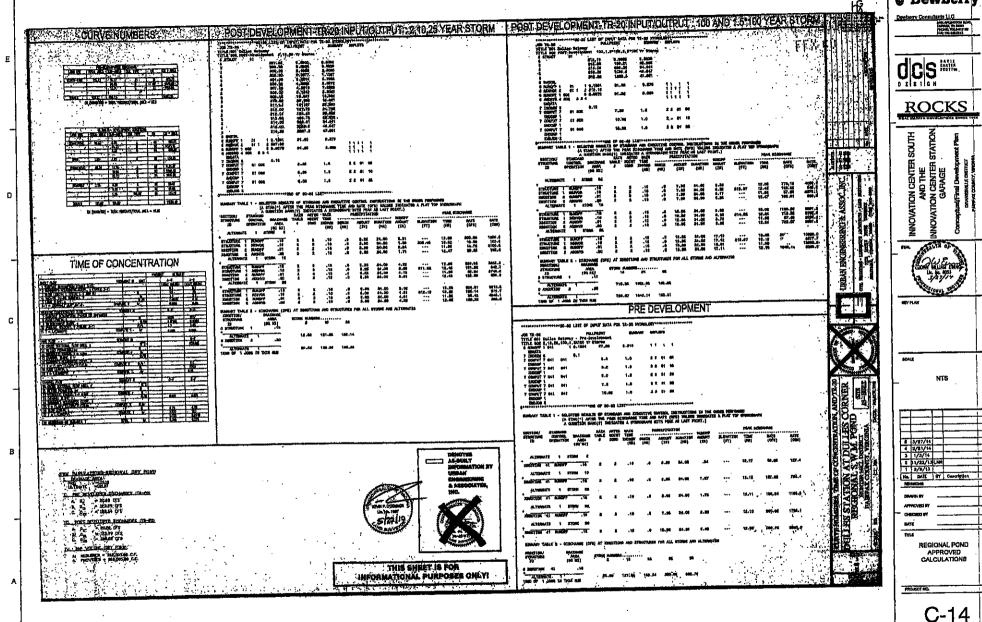
Total TR Lead Resbection Achieved in D.A. A Skyry

Total TR Lead Resbection Achieved in D.A. A Skyry

BMF Selections



@ Dewberry

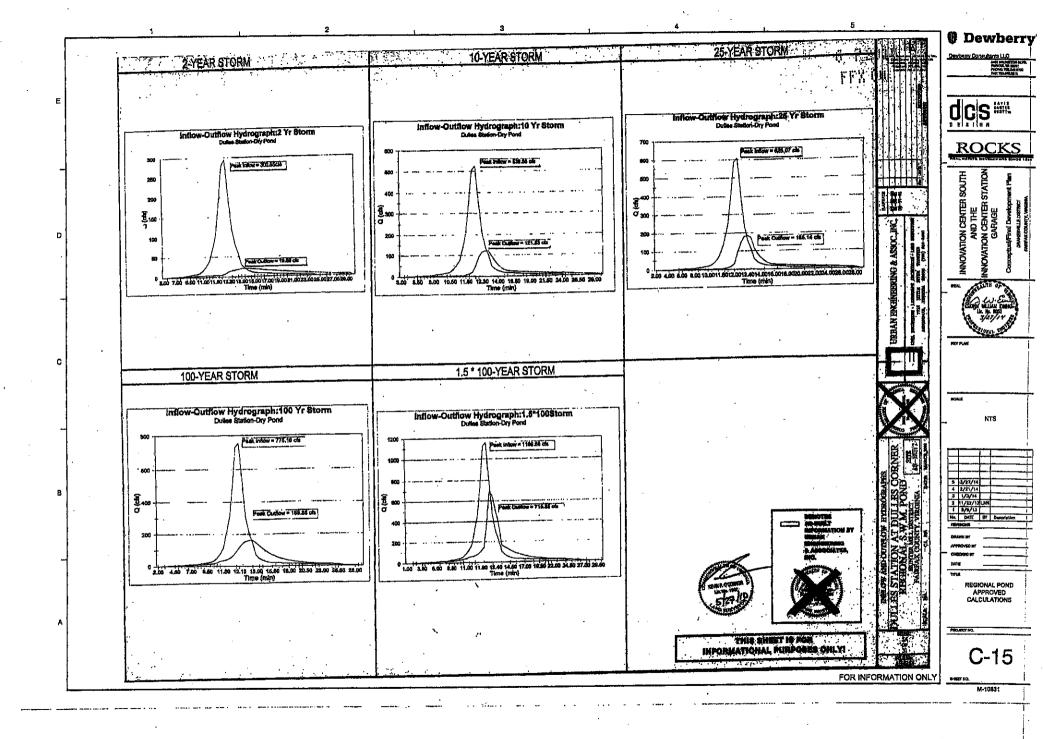


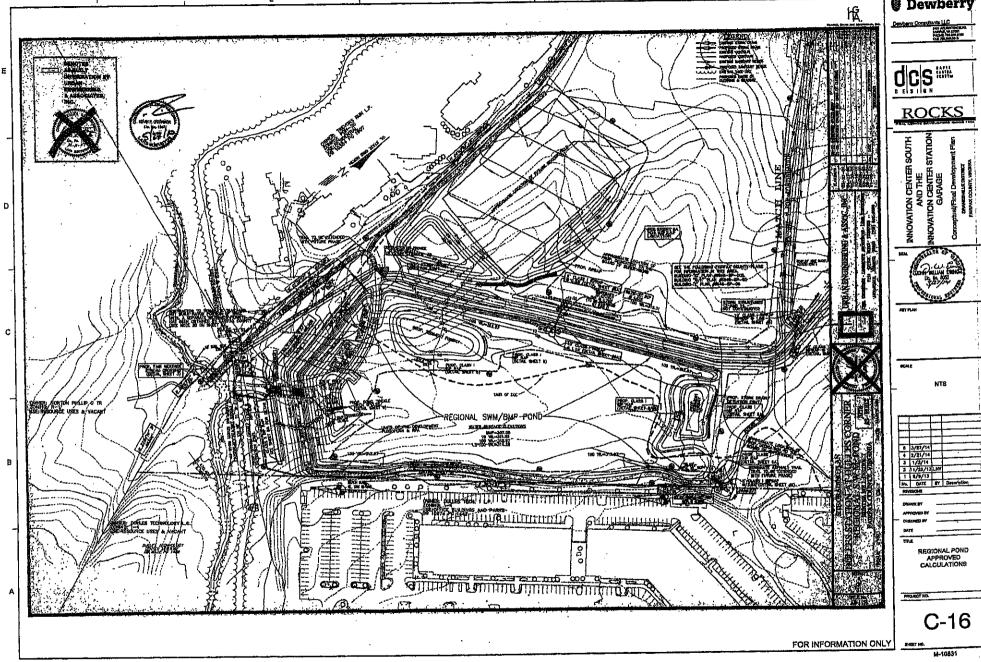
Dewberry

FOR INFORMATION ONLY

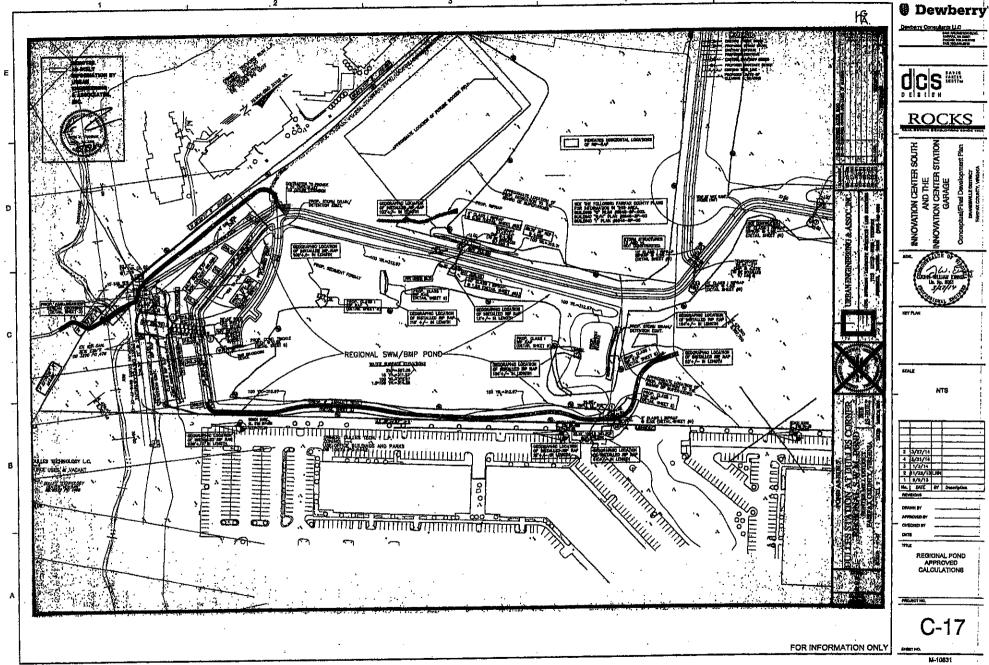
M-10831

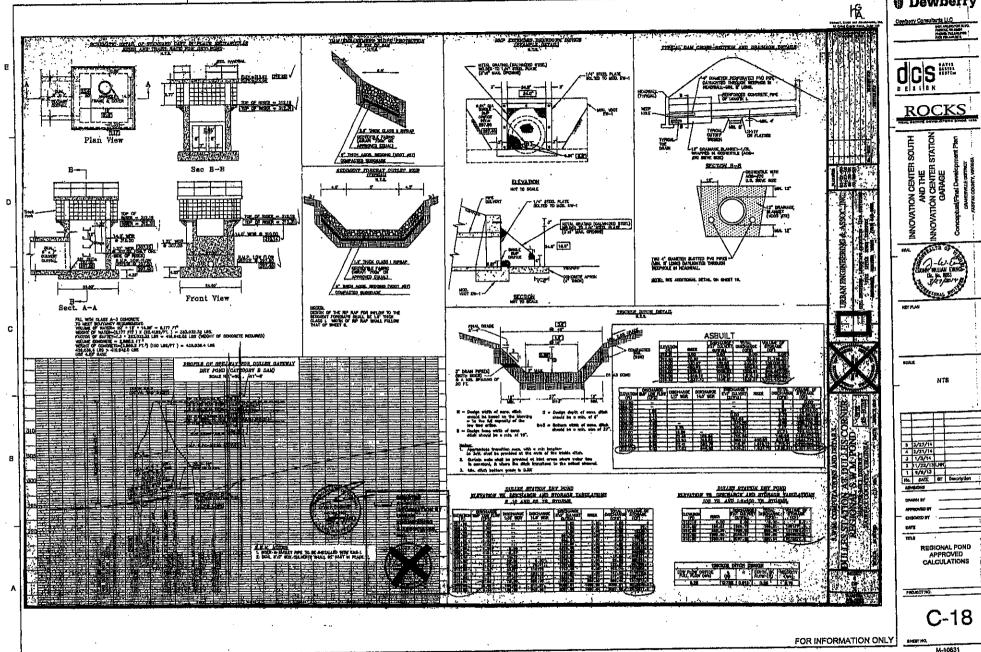
MEET NO





@ Dewberry

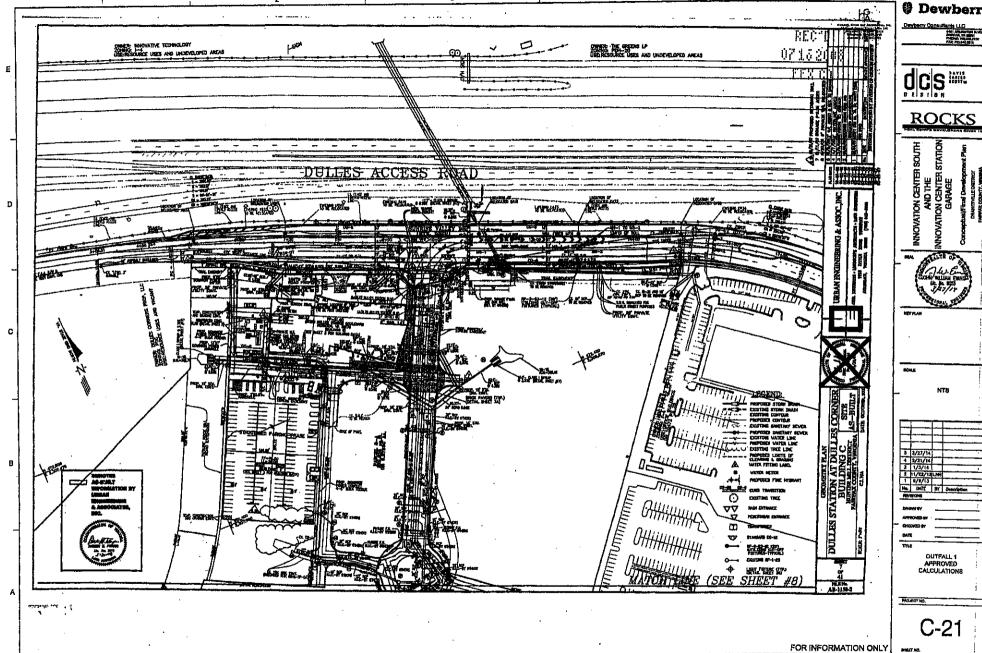




@ Dewberry

1	2 3		THE RESERVE AND ADDRESS OF THE PERSON OF THE	Dewberry
S. pub signer consider norther	Total Control of Department of Special Property Special Specia			-
THE STATE OF THE S	Barry Smoth Darter Shortd, (Combres)			Developing Consultants LLC per (AR period state) Periods via pear Profit Via pear Profi
Plat grown	() -co × (Tyes / Tyes) 1 (in	·		
not made of the same of	Opin 18-3 Tall be morely from a count in 18-2 (all this day the Recomptons records to the second law of the 18-2 (all this did)			
	SAME > 205 Houseout is Sabilital			dcs 🐃
	Fig. 2 Internation Compliance with the Country's Prophenium. Jan at the appearance would array and compare or magniful country by sealers. Do not			
	Supposed to the supposed to th			
11:				ROCKS
Webman Site			9 1 1 A 1 (C) 9 2 1 1 2 4 1 E 1 1	REAL ADWITE BEVELOPERS SMOOTH
Page 1 (the As of the Balanca and Constraint than in the Balanca bases than an additional and Constraint to the Samuel Sa			1 8 8 4 4 4	
CHRUS (CHRUSTANDONING) AT DELL NORD 670 A16TL)	(A) the sphered extended and	•	100 00 00 00 00 00 00 00 00 00 00 00 00	STATION
Basing Booksinson and Description 10" Auro	COMMISSION OF BOARD D) / (a (a)		27	F., A., 5
	pair than 2 (c)			N CENTE AND THE N CENTE GARAGE Thal Develo
	to a the/	•		AND THE AND THE IN CENT GARAGE
	Part & Zviangha wa. Billite drate for allele Countys in Brejfreit.		3.11	DE OF SERVICE
	When the private areas fract is that I which doe to proposed areas that's, compared the appropriate areas.			INNOVATION CENTER SOUTH AND THE INNOVATION CENTER STATION GARAGE Conceptual/Final Development Flor
	And the state of t			<u> </u>
Tank Assert 20 M		•		TON STULIE OF THE
10TB "O' Parlam developed units fit improducement for adulting and propriets of confidence," O' fooders for fidence uses were developed units (FTS Table &4).			上	Social final
Phospherica, Cornord Seat & Cornolds the Welpfold Anterior "O" Fooler for the Wes.		•		3/27/14 8
(A) takes or	If the expectacy of the term, Life A (r), produce to all proposed that function is greater than the applicable, associated area of the of a three in Life A (r). But, the origin year perforably by the proposed that for implication eyes to make a part of the company of the contract of the proposed that the function may be considered with the contract of the contr	•	3 mill 3	JETONAL STORM
Diploment Daniputting and Securities (c) (c) April Probability (d)	proposed that footbill may be restored until the law was stant. Discretic, of proportional public grown deliting to the proposed bull forming must be brokede. At all the cross them placed principle to proposed gift on "" whenever they require in the computations.	•		REYPLAN
	Sharope for still/liner that Produ		in the second second	
C COUNT SINCE TO DAY FORM 1200	Part 7 Outputs his translate happing of Translate for Same Translate for Same Same Same Same Same Same Same Same			-
	(4) (4) (4) (4) (4) (4) (4) (4) (4) (4)			
	3 4 4			00/LE
TRUE AREA - LINES		1	N. F. St. of	
19	(c) <u>resur</u>	·	KINE BERNEY	_ ктя
M-1(/12547 <u>571</u>	(C) Company to America (D) / (c) (d) 4.79 Part & Determine the Storage Transferd for West/Suff Fronts (Dr.) Fronts		(3	
Part 2 Compute St. Said Hospiton Street for Str.	(All seconds below the party of 1 (1) (Charles a 107) — 275 107 (2.55 M (4) 2561.1 of f on (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)			
01 20/000 02/100 044 047 0.000 0.0	Section 7 (4) Section described a 558.2 a 55.00.44 of			8 3/27/14
	Dated Computations First & Dermandon ton Despited Differs Note for Earth Enhancing Determined Smillip. [6:4]	·	Arthern S. W. DOTE S. W.	4 2/21/14
B	(A. () Mary manage provided (I) Sept Part & (a. () 13 (A. () 14 (A	· -	BEHARIE	8 3/27/14 4 2/21/14 3 1/3/14 3 1/3/14 5 1/23/13 Leet 1 6/9/13 No. BATE BY Description
	(r) Sandraum, Irond. (c) 1 of the required distribution from the control of the first tender of the control of	1	PARTITION IN THE PROPERTY OF T	He. DATE BY Description
	(2) The College and (1) Annual (1			DAMES BY
	(a) printered cycles than the spick (on a direct on the strang)	The Processor B	200	APPROVED BY
(a) The space.	2.700/Ma + (pec + 4.00) to the field on the (Communicant a structure orthon	stal _{lo} /		DATE
	12 2.25 (for 6 64 641 / 314 1002) to to 1.6)			Titus
		20 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		REGIONAL POND APPROVED CALCULATIONS
1		THIS SETTINGS OF THE SINT.		CALCULATIONS
The state of the s				t
A Control of the Cont	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			PROLEST NO.
		·	-]	
		•	:	C-19
			FOR INFORMATION ONLY	1
		<u> </u>	FUR INFURMATION ONLY	BHEET NO.

_			VACUATY MAP SCALE 1"- 500	11 2 4 5 11	 12-1 . [@ Dewberry
Ι.	NOTES/CONDITIONS:	CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL NOTICE OF NAM COMMUNICATION	WORTH MAP SCALE 1"- MOD		US HS	Demberry Consultante ILC
	THE PROPERTY OF THE PARTY OF TH	1 1947, 1927	<u> </u>		Parish Salas Silas	SATE MELECTRIC BLACE PLANES, TO STORE PRICES TO SAN END NOT PRICES NOT PRICES TO SAN END NOT PRICES
1	A STATE AND A STATE OF THE STAT	A SECTION OF THE SECT		DEED BOOK 13419 PARE 6661 OF THE LAND RECORDS OF FARMAX COUNTY, WA	1866	NAC TRES ADDIT
-	MALE TOTAL A STANK DE PAR OF REALTY OF PROPERTY OF THE COMMENT AND TOTAL PROPERTY OF THE PARTY O	1 Marrie 194		PROTESSONA SEAL PROFESSONA SEAL PROFESSONA SEAL AND SOUTHWE	200 E 100 E	
_	CAN THE CONTROL OF TH	1 (1000-1700-1700-1700-1700-1700-1700-1700		A		Bi 1 savis
=	CANADA A COURT OF THE PARTY COMMANDS DESCRIPTION OF THE PARTY AND THE PARTY COMMANDS DESCRIPTION DESCRIPTION OF THE PARTY		SEE SHEET 2 FOR MOINTY MAP			dcs
	A Land of the Control	1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	1 .			טטט
ĺ					MARINE ENCORPERIOR MARINE ENCORPE DE L'ANTINO DE L'ANT	DE SIBN
1	CONTACT "MOS UTILITY" AT 1-800-257-7777	Description	1		7 SE 8 1	ROCKS
ļ	the contract land whitehed the property of the party from the professional and the contract of	4 11 14 14 14 14 14 14 14 14 14 14 14 14	1 .			NEAL MENTING DEVICES CHICK SUICON CREEK
Ţ	THE RESERVE THE PARTY OF THE PA		MOTER:	CATE DATE I HERBERT CERTIFY THAY ALL METLANDS PERSHIPS RECARRED BY LAW MILL ME DETANDS PRIOR TO COMMERCING LAND DISTRIBUTE RECARRED BY LAW MILL ME	£8	<u> </u>
٦	A sign control of the forest proof of general decisions of the special of the spe		MOTION MARTINARED 2000-VOOT, 8000-PTX CO PAR MARTINARED 0000-PTX CO PAR MARTINARED 0000-PTX CO PAR OTHER PRINCE/PARK TO BE OWNER MARTINED IT ASPANT TRACE WITH PLAN AND FAMILY COUNTY MARTINEDS	DETAINED PRIOR TO COMMENCENC LAND DISTURBING ACTIVITIES. RM EPIC S. SECOL. P.E.	ER	STATION STATION
-	" Marrier Marrie Marrier Marri		STAIS MAP /DATA SCALE 1"- 500		<u> </u>	SOU
-	FIRE MARSHAL MOTES SOLID WASTE STATEMENT	COPPUS CHARGOS APPROXICE CO	SOLS MAP/DATA SCALE 1"	Name Win	周之一	S S S
1	Services that the 25 M SERVICES AND ADDRESS OF LABOUR AND ADDRESS	PLAN TYPE SIMPLYSION PLANT (SP STIE PLANT (SP) RULE IMPROR. (P))	Surveyor's As Built Cartificate	DESIGNATED PLANS PROFITE SEATTFECATE	CORN	ENTER THE ENTER (AGE Develope
-	AND AND THE REPORT OF THE PARTY	or one time a part or or the part of the p		DAVI J. MITHAEY	lP 당의	NE SEE
_	THE OF CONSTRUCTION SET SHEET I	PASE FEE W 15 LUTS IN MORE OF THE	A LEGIST IL PRISA, IMBRI CODOY BAY THE ALBALT STETAM WE SEE PROVINCE IN ACCOMMODISTIC COYNER TO LINGUIS IL PARK I SAN OF THE THREE COMMODISTIC STETAM ACCOMMODISTIC CONTRACTOR LINGUIS IN THE SAN OF THE COMMODISTIC STETAM AND		mi <u> </u> 2	
P١	BALING TO SECURITY STREET WILLIAM TO SECURITY STREET PLANT SECURITY STREET SECURITY STREET SECURITY SE	SUNTITAL 13 P SUNTITAL 15	THE THE PROPERTY OF THE TALL AND PERSONAL PROPERTY OF THE COMMERCIAL PROPERTY OF THE PROPERTY	ME RECOLUEN APPOINT	ILA ISI >	5 5 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
	# PFN SEETING 10-407, 19	BASE FEE		PARKAN COUNTY BUT OF PUBLIC WOODS (STREET LIMITED)	E E E	\$ \$ \$ 1
	SEE SHEET IS FOR RELIGIOUS GAFA. SEE SHEET IS FOR RELIGIOUS GAFA. C) HE STATUMENT REQUIRED FOR PTX 10-0463	C3 2114 12 18 18 19 1 49	Better	FULLY WATER ANDWEY	OULLES BUILDI	INNOVATION AN NINOVATION Ga Conceptual/Fis conceptual/Fis
	WATER AUTHORITY NOTES			Total with provide	[B [
	ALL HAVE CONTENDED SHALL COMPLY WIN THE MEMORPH OF THE EXHAUM PROPRISED AND PLANS OF SEA FRANCE COURT WINE ARMOUNT AND WIN AS RECOGNIZED AND PLANS OF SEA FRANCE COURT WINE ARMOUNT AND WIN AS RECOGNIZED AND PLANS OF SEAL OF SEAL OF SHALL PROPERTY AND PLANS OF SEAL O		5-20-44 (max.max)	IATE STATE	z 4	SEAL STATE OF THE
4	IN THE SPECIAL WHILE AND TO BE COMED FROM TO MOTHER WHICH APPLY AMONG THE SECOND THE COMMERCIAL TO THE COMED FROM TO SECOND WHICH THE PROPERTY AMONG TO SECOND THE COMMERCIAL THE SECOND TH	THE STATE OF THE S		BACKET LANGE SPINICH SECRETARY.	PLAN AT	1 Dua
- 1	CONSTRUCTION OF NOT SECURITIES. 4. TORSING PROTECTION SELL OF REPORTING FOR ANY PRINCIPAL OR MODERAL OF INSTRUMENTAL AND APPROXIMATES. A THE OPERATOR SELL OF REPORTING FOR ANY PRINCIPAL OR PROXIMAL OF INSTRUMENTAL AND APPROXIMATES.		ALL THE EXTENS COMMENCEMENT WINNER STREET HAS THE THEFT THEN THE PROPERTY AND ADDRESS OF TRACKING HE. WHILE AND AND ADDRESS OF THE COMMENT AND ADDRESS OF TH	STEPA PROJECT WHICH (WITH GARLIFFE A ST STANS OR MAINS)		Us. In 1005
	A DE CONTROL MANDE DE CONTROL DE LA CONTROL	A CONTROL OF THE PROPERTY OF T		Carrier Confere for Management	S S	COOK WILLIA ENVILLED IN THE PARTY OF THE PAR
- [MODALAND WAS MAD IN PRIVACED BY THE PROPERTY ORBIT AS THE MADIENT OF THE PARTY. 7. PROVIDED FOR PRIVACE PROPERTY PROPERTY MADE REQUIRED.	THE RESIDENCE OF THE PROPERTY			E O	
- 1	A BONDE WATER METER MANUA ME LECCATED WITHOUT A NEATTER AMEA	THE OWN DESIGNATION AND THE PROPERTY OF THE PR	SEE SHEET 2 FOR BOLLS GAVA	HAND SELECTION AND ASSESSED ASSESSED FOR SECURIOR SECURIO	ATI	REYEAR
_ [max recent to provided. Second Column Sec	SEA STATE DEPOSITION AMONEMES SR. M. M. IST. 142. AND ASSEMBLY OPERED PROPERTY RESPONDED PROMITORS MAKEN MAKE BOTH FORMER OF DEPOSITION AND THE PROPERTY ASSESTED MINISTRATE OF THE PROPERTY	PARTER STATES SEALING SEPARATES	[Y	i i
۱ ۵		TABLIATIONS (SP PLANS)	METATIONS AND RECORDED IN COMPLIANCE WITH MEALTH DEPARTMENT DESCRIPTS WITHOUT MICE. SOLD OF WHAT FALL.	ACAM MANAGER OF THE PROPERTY.	ST	, [
- 1	THOSE PROMODELY APPROVED. On A land or STREET ON A 19 SECTION 19 1985 1985 1985 1985 1985 1985 1985 1	17.000 17] #	
- 1	CONFERENCE DATE DESIGNATION OF THE DESIGNATION OF T	20 16 / 16 16 16 16 16 16 16 16 16 16 16 16 16	The state of the s	लाको स्वतंत्रीयक साह स्टेश्टर स्वतंत्रात	K 1	
- 1	CERTIFICATE OF HO CHANCE TO PROPER SALE	\$100 MET ALON MAN. ALON SAN. \$1,100 MET ALON SAN. \$	19-6 S 97A1	SITE REMOVE CHASE	DULLE	BOALE
l	HOWEN'S CONTRY THAT HE CHANGE HAVE BEEK MADE THAT WILLE AFFECT THE PRODE AFFECTIVE TO THE BEEK MADE THAT WILLE AFFECT THE PRODE AFFECTIVE AT THE	JAMA ANTO DEAD) FOR OFFICE STI. JAMES STORMS TO STAND THE STILL STAND THE S	07A2	APPROVED:		NTS
- 1	### APPLE APPLET THE FROM APPLET, BY THE SE PROVIDED SHARE SHARE SHARE SHARE APPLET THE SHARE APPLET SHARE SHARE APPLET SHARE SHARE APPLET SHARE SHARE SHARE SHARE APPLET SHARE SHAR	The state of the s	004	DATE OF DESCRIPTION OF DESCRIPTION AND ADDRESS OF PARTY. VA.		F
٦	HEALTH DEPARTMENT DATED 101 TUTA, HARDING 102 TATE 103 TUTA, HARDING 104 TATE 104 TATE 104 TATE 104 TATE 105	CONTRACT OF STATE OF		THE THE COURT WHEN THE PROPERTY AND THE PERSON OF APPENDING PROPERTY AND APPENDING THE PERSON OF APPENDING PROPERTY AND APPENDING THE APPENDING PROPERTY APPENDING THE		
l	17 VIII. PARSO 16 1014, PARSO	SALES MONED THE TANK AND SALES T	TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE PERSON NAMED IN COLUM	THIS IMPROVAL IS NOT A COMMERCENT TO PROVIDE PUBLIC SANETARY SETER	J _	
- 1	SHEET INDEX 110 OPEN SHEET INDEX	THE TANKANDE MEET A	HORSEPH OPEN	APPROVID	1 A 15	
1	1. COVER SHELT	per DATA DRI SPETT AZ	DATE CONTROL PRINT	COUNTY OF FAIRFAX	1	
Į		200800 RECORDERIES (19 19 - 19 19 19 19 19 19 19 19 19 19 19 19 19	AND SALE CONTROL OF SALES OF S			1 3/27/14
В	8,-10 CALIFOR FLOW Let MOURE 47 MIN LOT HOLD	ZOMNO SCANCIOCIS THE PARTY OF	DATEAMOSON DIVIS .	- 95	# 3	3 1/3/14
ļ	1619. STORMAR PROPER AND PITTING SCIENCE TO THE TWO STORMAR TO THE TWO STORMAR TO THE STORMAR					2 11/22/13 LMM 1 9/9/13
	1696. SECTION ORAN PROFILED 17. MEDICAL PETAL COMMUTATIONS 19. MARKET FA	DOM'T		WHEN PERSON NAMED IN COLUMN 2 ASSESSMENT ASS		Ho. DATE BY Omeofolion
1	and well of the fact of the fa	SELY PLANE MAY MAKE A SELECTION TO SECURITY MAKE A SECURITY OF THE SECURITY OF		of deeds Data Marian Ma	8 A13	MCVCANIO .
	B	COMPUTATIONS FOR	MARKE SE STEERING STREET AND SECURIOR S	A66 SPRING PARK PLACE, NUTTE 100 PARK MERINGAL VA SULTA	1 , 119	DRAWN BY
	2) tegrapherate partir	OR PARONIC LOT LANDSCAPING FILMA II MINE A A 18.97 1A.07	IVA	MINDON, VA SULTO	Special	APPROVED BY
-	- CANADA CONTRACTOR CO	PARKE LOT		C) rough Dea source New Section New Sect		DATE
I	The second secon	THE REPLACE (OF ST ABOVE) STOR PROPERTIES AND ARE 2.39 4.22		400 SERVIC PARK PLACE, SUITE 100 (TOS) 634-6700.	MEET 1 07 . T T.	TITLE
1	Uvojstrini	PRIC PROVIDED # HOUSE IN SPERMING AREA [Aut] - (Aut) -	March Colonia Colonia Colonia Section	ACCRETE AND TO COME		OUTFALL1
				•	¥ .	CALCULATIONS
		•				
A		•	:			
				·		PROJECT NO.
	•					C-20
		•				_
		T. Control of the con		FOR INFO	DRMATION ONL	Y BHEEF HO.

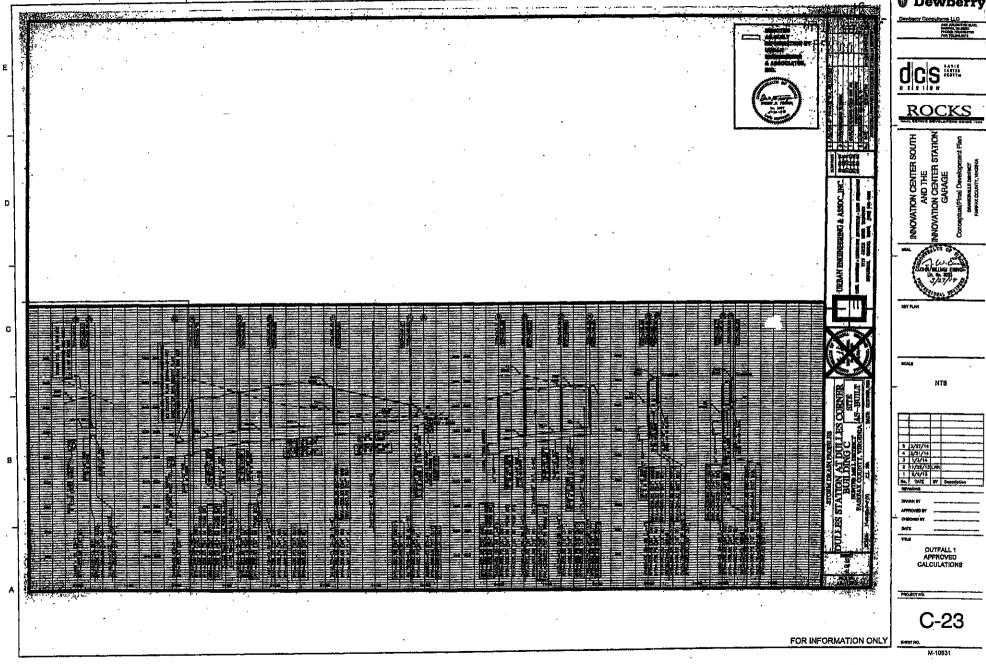


@ Dewberry

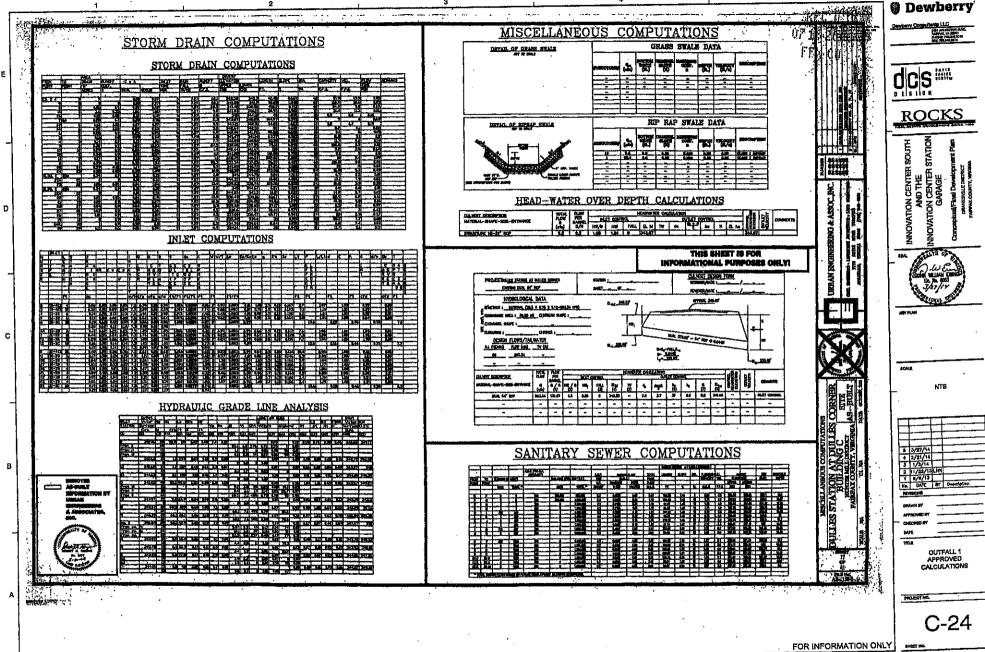
· - records **ROCKS** SOME DATE OUTFALL 1 APPROVED CALCULATIONS C-22

@ Dewberry

FOR INFORMATION ONLY

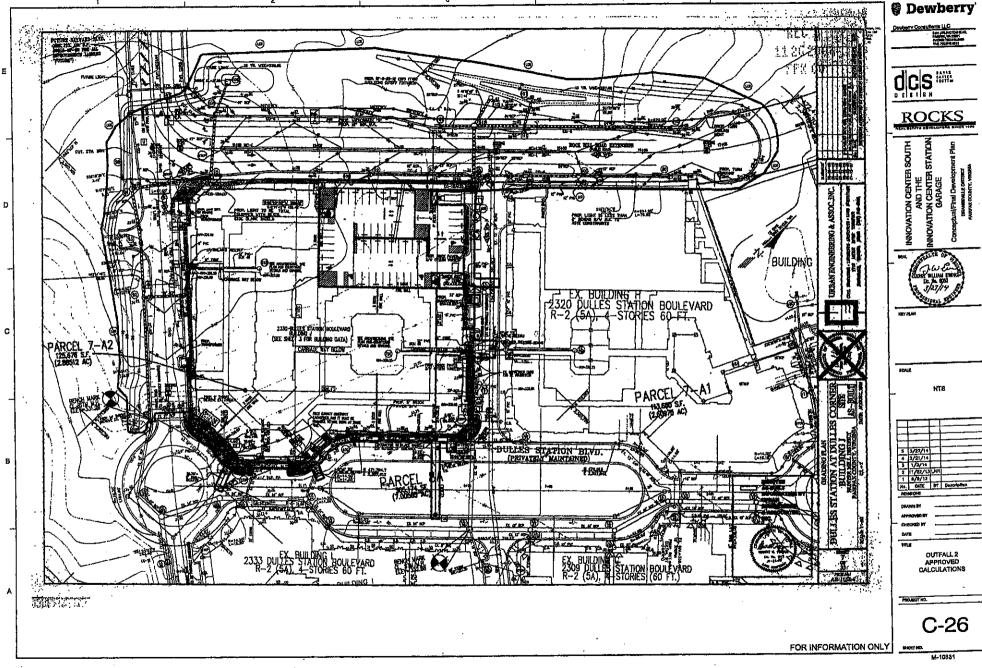


@ Dewberry



Г	Share College				Sec. 8	& Demperr
1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1) 20000 DO DO MARIO DE MONTO DE PROPERTO	Mariana St. Mariana Ma	PHONETE S/SURVEY/OR'S CENTUICATE	368	Devisiony Consultants ILC
- 1	PLAN APPROVAL INFORMATION			SECURIO DESCRIPTI LA DESCRIPTI DE CONTROL DE	看 影 ?;	GAPLANDERS (SAN) SANSAN, MARINE PRAINE FOR SALESYEE FROM FOR SALESYEE
- 1	Spirite Section Section Section Section Life Section Construction In Section S	TO SEEL LEST SOUTA MACE (See of Separal Separa	M. ILA	SEED STORK - MARK - MARK - MARK LAND RECORDS OF CHAPTER COUNTY, No. 1	P: 1	
- 1	2 W 2 V 3 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1 V 1	P MARCH OF GOODS 5		OWNER RECORDATION		
E	TO NOTE OF THE CONTROL OF THE CONTRO	THOM I MA (N. er e) ME MA (N. er e) MA MA (N. er e) S MA MA (N. er e) S MA MA (N. er e)				dolo iiii
	TO THE PERSON OF LAND	S) MATRIAN SCHOOL HAT S MATRICE (S) C MATRIC		1/20 Prints All St. St. 400 Household, M.	3	dcs
- 1	THE PROPERTY OF THE PROPERTY O		ME	AGE SPINGS AVEC ALL SUFE COD HEDROCK, VA.		DERIAN
		THE SAME OF STREET WAS ASSETTED. MAY TAY WAS TAKEN OF STREET, 57-50.	DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE	DEVELOPER INFORMATION		
- 1	77 499 cg lin 2 499 kg lin 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SUBDIVISION PLAN (SD) TABULATIONS		SULPH LEVER PROTECTION LAND	g	ROCKS
- }	The property of the party of th	(ar an (ar an) (ar an)	HATTHER KONTYCHAND, P.E. MATTHER KONTYCHAND, P	SATE STORE FOLL SET SET 400 NET EAST, VA	1 :	ARAL BETATE REVELOPERS SHIPE TOD
_	Hard Control of the C	4 ANDAGE (DT MEA (4.0)	MATE BEST. HEL_ERROR MATE MEST. WAL_ERROR		i .	- Z
- 1		5 MEX OF MICH./S/RM	WEINITY MAP SCALES	L HOUSEN CORNEY THAT ALL GENERAL CARE RESIDENCE ACCURATE MY LAW WILL ME CORNERS FROM TO COMMISSIONAL CARE RESIDENCE ACCURATE.		STATION ment Plen
į	THE RESERVE AND ASSESSED OF THE PARTY OF THE	() MEA OF PARCE / STREET (44 = 44)		SHALL SHALL AND	<u>.</u>	Q X
- 1	100 100 100 100 100 100 100 100 100 100	AND ALMON AND LAND AND THE CONTRACT OF THE CON		COMPANIENCE DE L'ANDRE LE MANUELLE LE MANU	1	l eff ec de af
- 1		15 Mary 1987 1987 1987 1987 1987 1987 1987 1987	SEE SHEET 2 FOR VICINITY MAP	TALE DECEMBER ASSESSED, PRODUCED & SECOND LABOR 1	<u> </u>	INVOVATION CENTER AND THE INVOVATION CENTERS GARAGE CONSIDERATION Developm SWIFFMED INVESTIGATION MINISTERATION MI
- {	PLAN REVIEW FEE COMPUTATION	SITE PLAN (SP) TABLEATIONS				
ρΙ	PLAN TYPE PLANS (SP) SITE PLANS (SP)	THE AREA SERVICE SERVICES TO THE SERVICE SERVICES SERVICE	APPROVED COUNTY OF FARIFAX	1	4	* * * * * * * * * * * * * * * * * * *
- 1	No. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	TO THE RESIDENCE LINE	COUNTY OF FARGAL	PANUE WATER ARRIVE	9	
1	BASE FEE ON FILE STATE OF STAT	d heat or loss		SANGE STATE SECURITY SHAPES SH	3	8 8 8
- [MARROL I MARROL I 8 MAROL I 8 MARROL I 8 MAR	d poerty MA COLOR NAME AND D COLOR NAME	m_ 25 k	GENERAL ROOM, SHE, TON - SHES	-]	
- 1	HES BANKED FOR THE PARTY DAY PARTY.			THE REAL PROPERTY AND PARTY.	·	
- 1	POR DESTRUCTION OF THE PROPERTY OF THE PROPERT	WI THE ROOM AND LATE THE THE PART OF BUILDING AND LOCAL PROPERTY.	MERCHAIR SANTENANCE EXCE-VOIT, COOC-FFE CO	THE PROPERTY MADES, CO		SEAL STATE OF THE SEAL OF THE
-4	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	12) PROPERTY HEALTH OF FLOORS	MERCHALL MANTENANCE MODE-FOR COO-FFE CO THE MANTENANCE DOCK-FFE CO ALL ROBERT MERCHANIST OF IN THE MANTENANCE	NATION MENSA.	闁.	SOOM MILLION COMPANY
	19 A. 4. 5	10 TUTUL HARDONYOD PARING PORTEZ	TAX MAP REFERENCE NUMBER(S)	LV N	a	3/27/14
l		IS) TOTAL HANGE-VYID VAN SYACIS MODERN 3	MAY PARK & CHARLE MODE (MODE) LOTTA-MODERS &	WORLD SOME SECTION OF MANAGEMENT		A SELICA E
I	Sentences of it made to be to be the sentence of the sentence	17 TOTAL PARCEL SPACES SECURIS	1007-45 0000-4		₽¥.	PRIONAL MENT
- 1		AND TOWNS BACK WHICH THE PARTY WAS AND	M	AN EAST WHITE E VOIDS AND MAKE OF - PAGE OF	- [XEY PLAH
1		S) OFFI SPACE MONORO MARTHER		APPROVED		
c l	HOLE 1910	FIRE MARSHAL NOTES		APPROVED WE	J i	
l	60 L 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2 A 2	MINIAME PROC PLOTS		WIT - T SHOWER, GIFT OF FURIE WAYS AND BOUNDARIES EXHAUST VO		
I		(all plans () and () and () and () and () and () and ()	Surveyor's As-Ruilt Cartificate	THE TIME SHALL COME WHICH SOME IS ACCORDANCE WITH THE PROBLEM SHOULD SHOW IN THE THREE THREE SHOWS AND A SHOULD SHAULD SHOW IN THE SHOW IN THE SHOULD SHOW IN THE		
- 1	FOR COUNTY USE ONLY	RETURN ADDLY TAXABLE AND ADDLESS OF THE TAXABLE DISCOVERED ADDLESS OF TAXABLE ADDLESS OF TAXABLE DISCOVERED ADDLESS OF TAXABLE	The second of the second	THE ASSESSMENT IN MAT & COMMITTATION OF PROBABILITY SHEETS [-1]	1	HOUSE ,
- 1	APPROVAL HOTES/CONDITIONS: AGREEMENTS, PERMITS, ETC	ME MY CHAPTER & PART & POR PAIL SPORMANCE PRESENCE. MIC FLOR SEGMENTS	THE RESIDENCE OF PARTIES COLUMN VARIABLE THE RESIDENCE OF THE CONTRACT WITH MICHIGAT TO-THE CANCEL COLUMN AND ADDRESS OF THE COLUMN COLUMN THE RESIDENCE OF THE COLUMN COLUMN THE COLUMN TH	THE APPROVE CONTROL OF HE PARTY OF HE PART	1	
1	MECHEMILETON FROM SECTION	TO BE REMINED BY THE PIECE PROCESSES SERVED. (THE PURILS THE REMOVE HOTEL ON SHAFT 3.)	CONTRACTOR OF AMOUNT BOAR OF MICHESPANISHED WITH MANUAL DAY	I MARRIED DESIGN THAT HE STANDARD HAVE SHEET MANY		NTS
-	E SANTANY SCHIZA ASSOCIATED STATES OF STATES O	BOLIO WASTE STATEMENT REDVOLING SYSTEM	TWO STANDOR WE THEN SHE WELLING	THE MARKET NATIONAL CONTRACTOR OF THE PARTY NATIONAL CONTRACTOR OF	1 .	
1	MATE	BEFORE COLLECTION ASSESSED PRIVATE AND ST. 12 PM SECTION 18 407/A	Cartina		ار⊢	
	DATE	P OT AN CONCENSION OF SECURITY AND SECURITY OF SECURIT	}	PUT - PUT (AM 101) AND11-11-10		
	NAME	SHELLOW, OF CHARGON THE A WAR	1/4/02	SHEET INDEX		i
	HOTES AND CONDITIONS	SAMITARY STWER STATEMENT		Service Service Street Arm Displaying Service	4	3 3/27/14
_	IN THE PROPERTY OF MAINING AND AND THE SECOND SECONDS SECONDS SECONDS IN THE VARIETY OF MAIL FORM SECONDSTRUCT MAIN INT	WATERWAY THE PARTY BLUE PLANT	Franchis Land Control			4 2/21/14
В	2. HE DESIGN CONTROL THE PROPERTY AND RESIDES SHALL CONTROL TO THE RESIDENCE SET FORM IS THE FAMILY COUNTY OF THE PROPERTY OF	IN THE STATE IS NAMED TO THE TRANSPORT CHANGE.		Marie State of State	naid of in	3 1/3/14 2 11/22/13 Liei
	A more accession with all the protected surfied which are nothing at complete and access the part and access to the complete and access to the complete access t	() has see is strong by speece square theatstann' statestyle.	AND SOUTH STATES	Maria Ball Francis		1 P/9/13
	(COMMINICATION OF CONTROL AT 700-409-403-4-	. STORMWATER STATEMENT	SEE SHEET 2 FOR SOILS DATA	The same special contracting		No. DATE SY Description
	A A PRINCE MANT OF CHARGE PRINCE OF THE STREET SHOULD SHOULD ASSESS AND A PRINCE OF THE STREET OF TH	TARROWS HORSE WHILE BE MARKE (COCCOUNT WATERED).		66 66 66 66 66 66 66 66 66 66 66 66 66		CRAWN BY
		MARKE OF STONEAUS MEDICAL PARTIES	<u> </u>			APPROVED BY
	A CONTROL OF THE CONT	HANDER OF PRINCE STEEPINGS MANAGED FACULTY TOTAL MEDITAL MEDIT AND MEDITAL MEDITAL PRINCES.	 	A second		CHECKED BY
-	THE RESIDENCE OF THE PARTY OF T	ACTUAL AND DOMESTICATED	THE RESIDENCE OF THE RE		## T	DATE
	N. All institute Marketing Steple an industria skiller was re-industrially to said smaller branch was provided by the property of the property			Mark 1 to 20	र्ग 💱	mu.
	See And Desiration in Contract of Plants of the Land of the Contract occurring the Contract of the Contract occurring the Contract occurr	1000 action acts	A THE REPORT & BURNING OF COMPANY OF PERSONS IN M. OF REAL OF A SAME IN PROPERTY MEDICAL A SECURIT PROPERTY OF THE PARTY.	44400		OUTFALL 2 APPROVED
					受り戻	CALCULATIONS
	The state of the s			•		•
A	,		•	•	. [
		`			. [PROJECT HO.
		•		•	ŀ	
				•	- 1	C-25
	•					0-20

FOR INFORMATION ONLY



parter in INNOVATION CENTER SOUTH AND THE INNOVATION CENTER! URBAN ENTENTE MYFLAK

Dewberry

ROCKS

OUTFALL 2 APPROVED CALCULATIONS

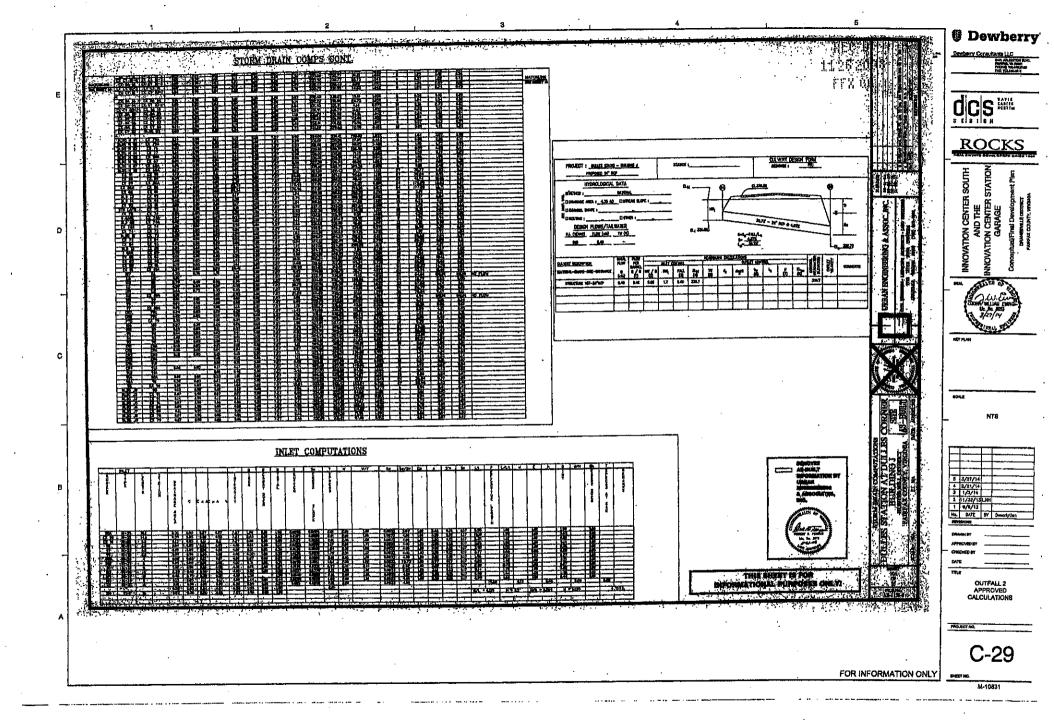
C-27

M-10831

FOR INFORMATION ONLY

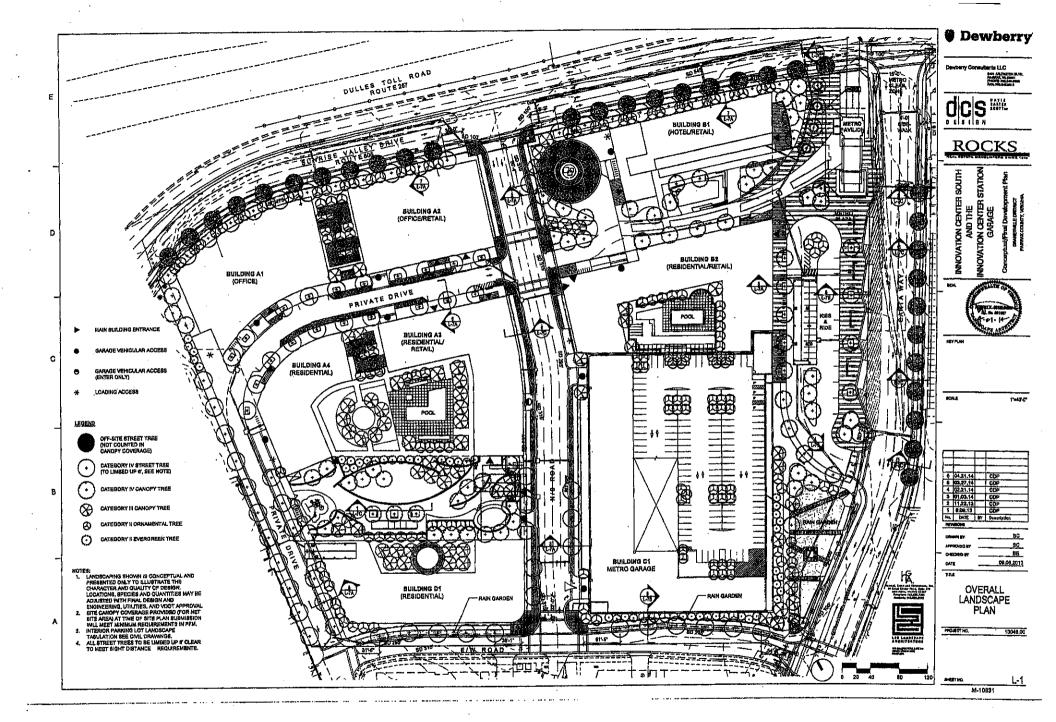
ROCKS NTS 5 3/27/14 4 2/21/14 3 1/3/14 1 1/22/13/34 1 9/9/13 16 DAT BY Description DATE OUTFALL 2
APPROVED
CALCULATIONS FOR INFORMATION ONLY

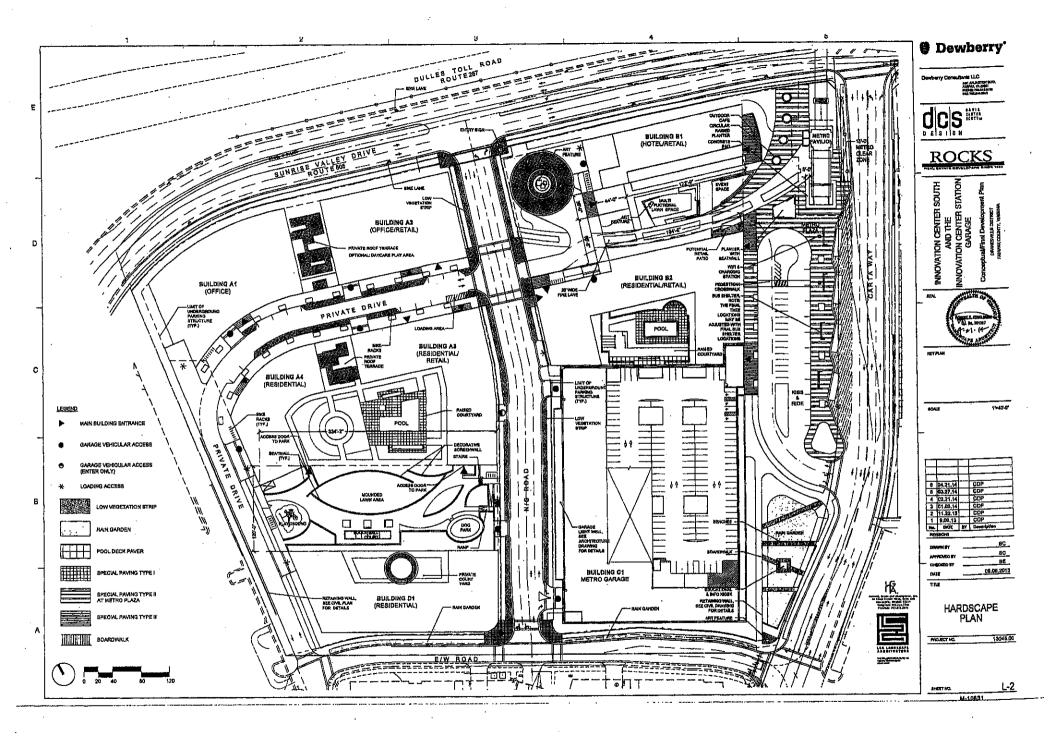
@ Dewberry

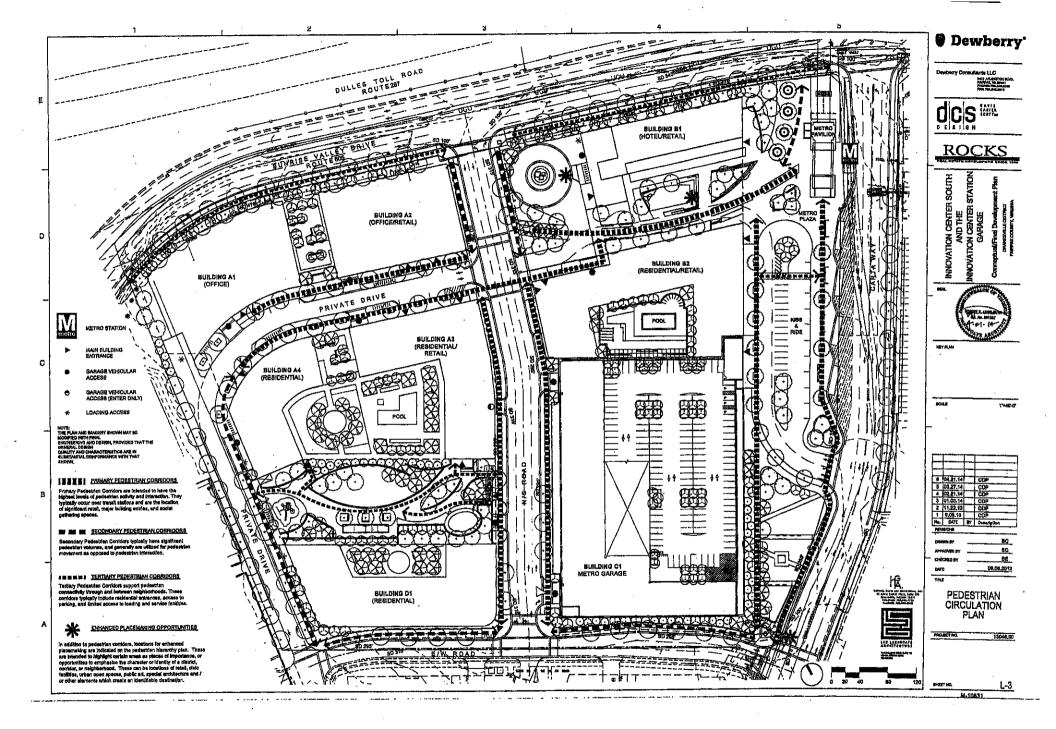


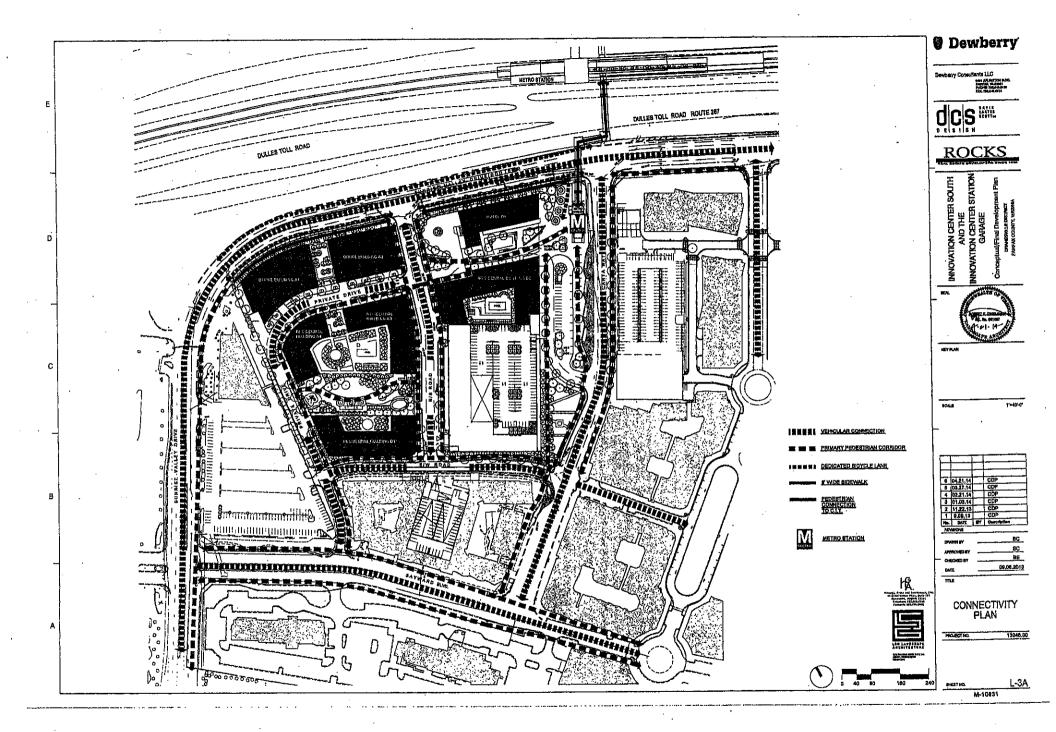
HYDRAULIC GRADE LINE COMPUTATIONS 11 26 20 TFX CO dcs THE HAY HAVE THE E WA 16 m ROCKS STATION AND THE INNOVATION CENTER S INNOVATION 17.70 | Sect | AEAL, D 66 10²7 PL MI 31 - HT 1 BCALE NTS | PRICE | PRIC 76 15 157 14 158 UT 1537 1437 14 15 157 157 157 157 14 14 15 17 787 783 1 9/9/13 No. DATE BY Beach DULLES THIS SHEET IS FOR-OUTFALL 2 APPROVED CALCULATIONS PROJECT NO. FOR INFORMATION ONLY

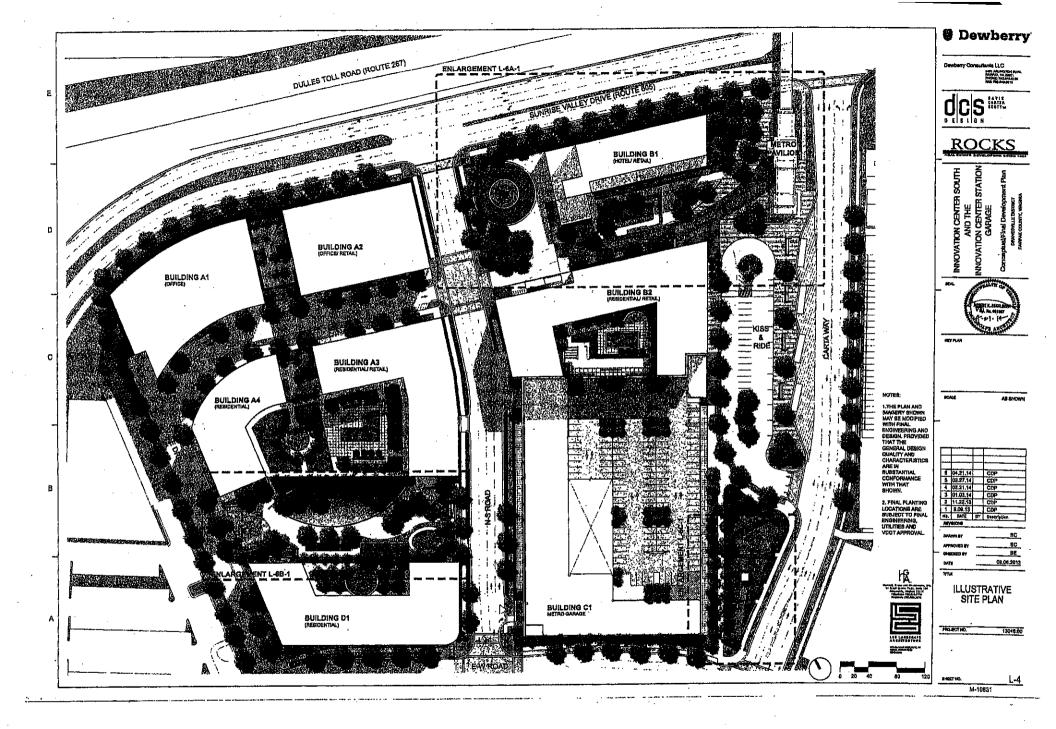
@ Dewberry

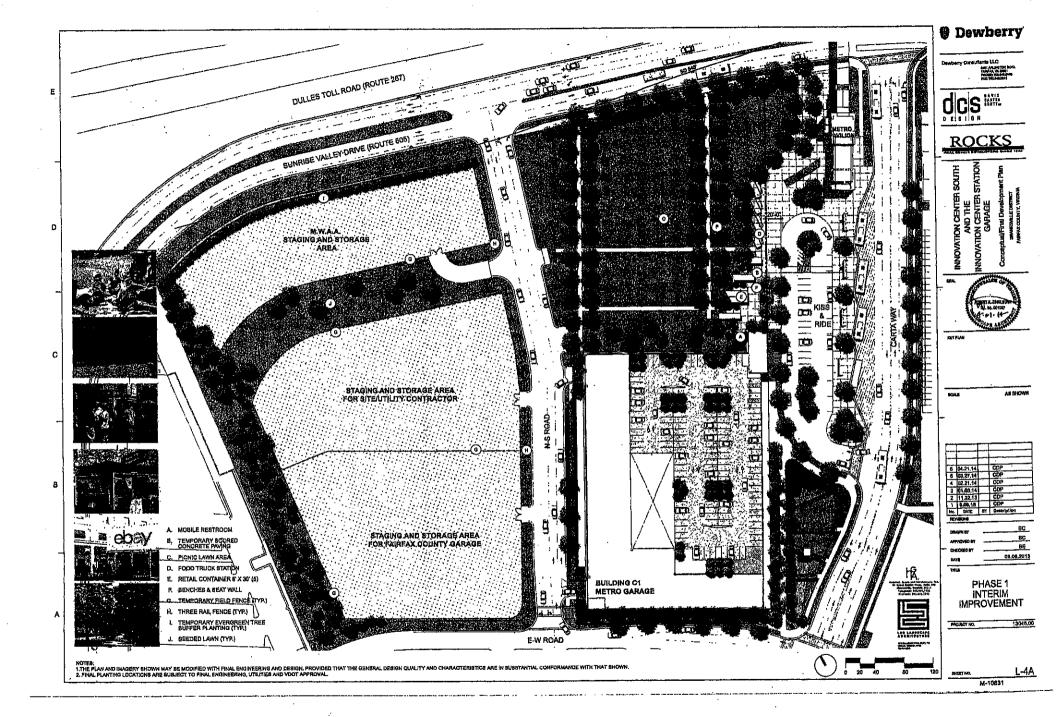


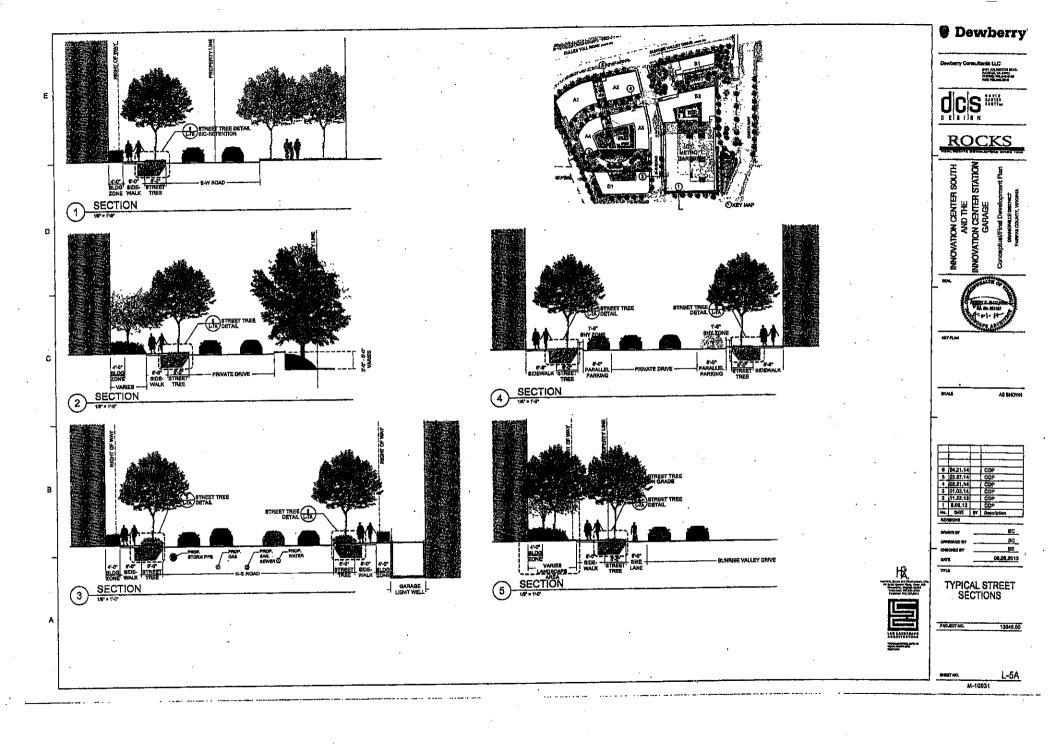


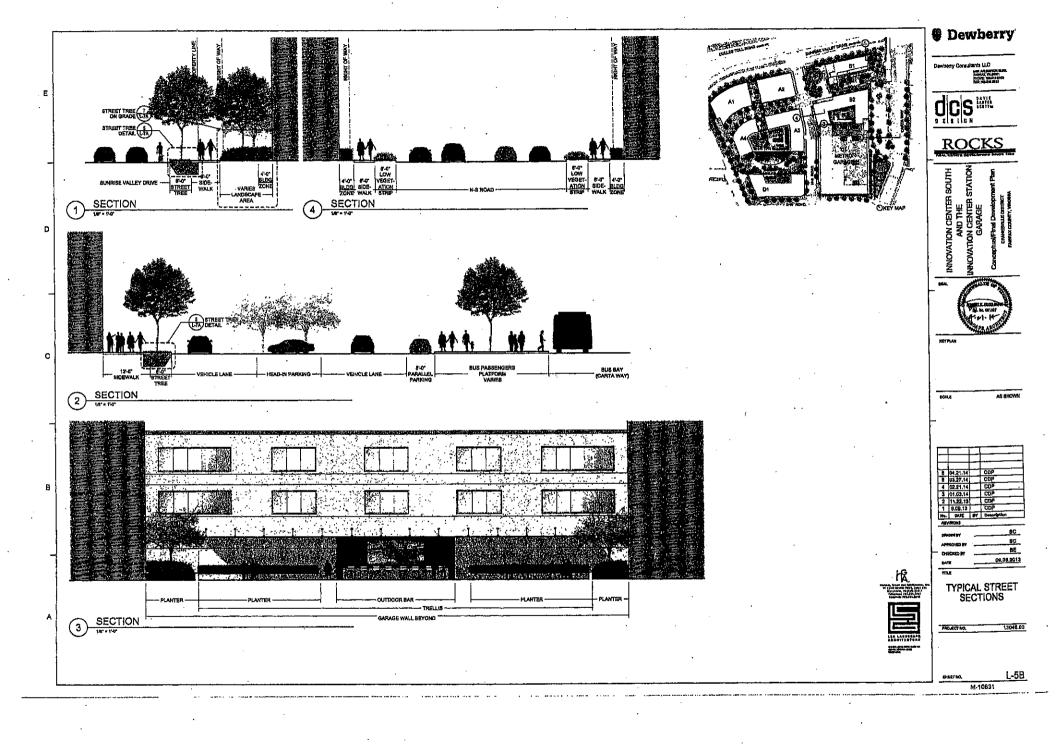


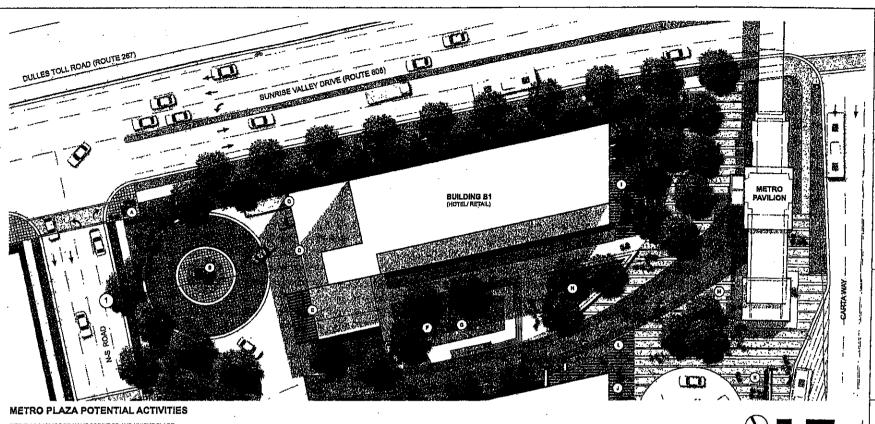












SCULPTURE DISPLAY

PICNICKING AND GATHERING SPACE

MULTI-PURPOSE LAWN USE

OUTDOOR RETAIL AREA

METRO BIKE STORAGE

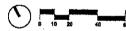
HOTEL ROUNDABOUT

- A SIGN
- B. FOCAL POINT C. LOADING AREA
- D. GARAGE ENTRANCE
- E. MAIN HOTEL ENTRANCE
- F. ART FEATURE
- G. MULTIFUNCTION LAWN
- H. EVENT SPACE
- I. OUTDOOR CAFE
- J. RETAIL SPACE
- K. WIFI BOOTH & CHARGING STATION
- L. FIRE LANE
- M. 15'-0" METRO CLEAR ZONE









NOTES:

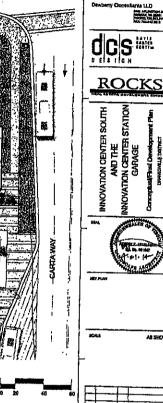
1.THE PLAN AND MAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DEBIGN. PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN BUSSTANTIAL CONFORMANCE WITH THAT SHOWN.

2. FINAL PLANTING LOCATIONS ARE SUBJECT TO FINAL ENGINEERING, UTILITIES AND YDOT APPROVAL





M-10831



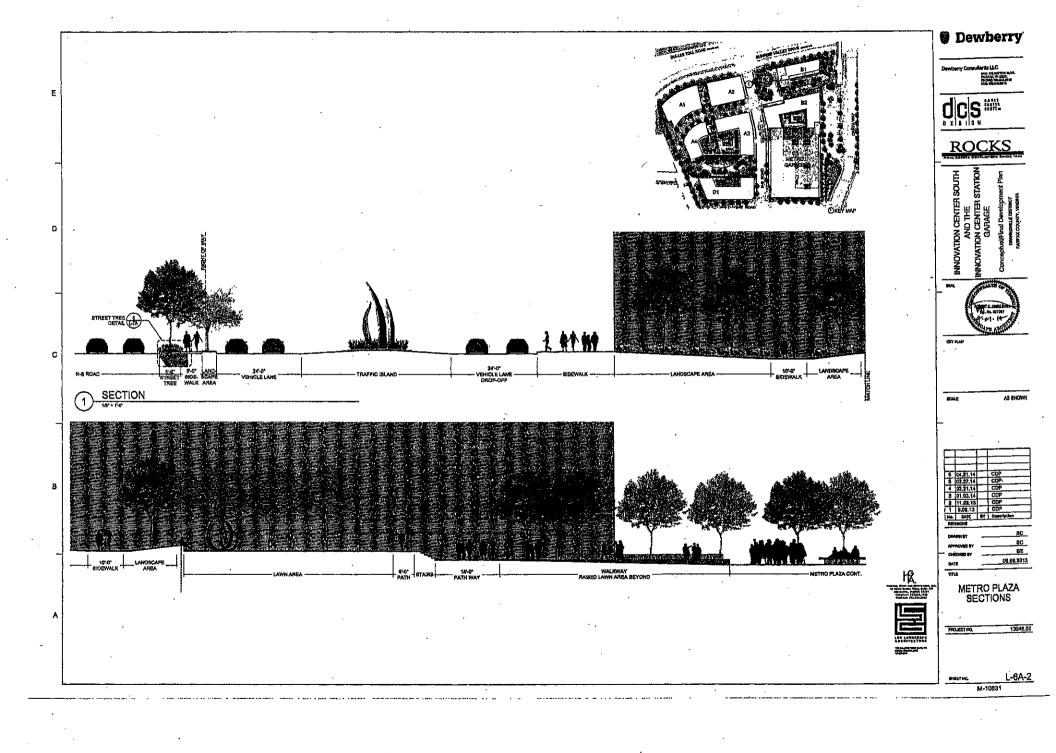
09.05.2013

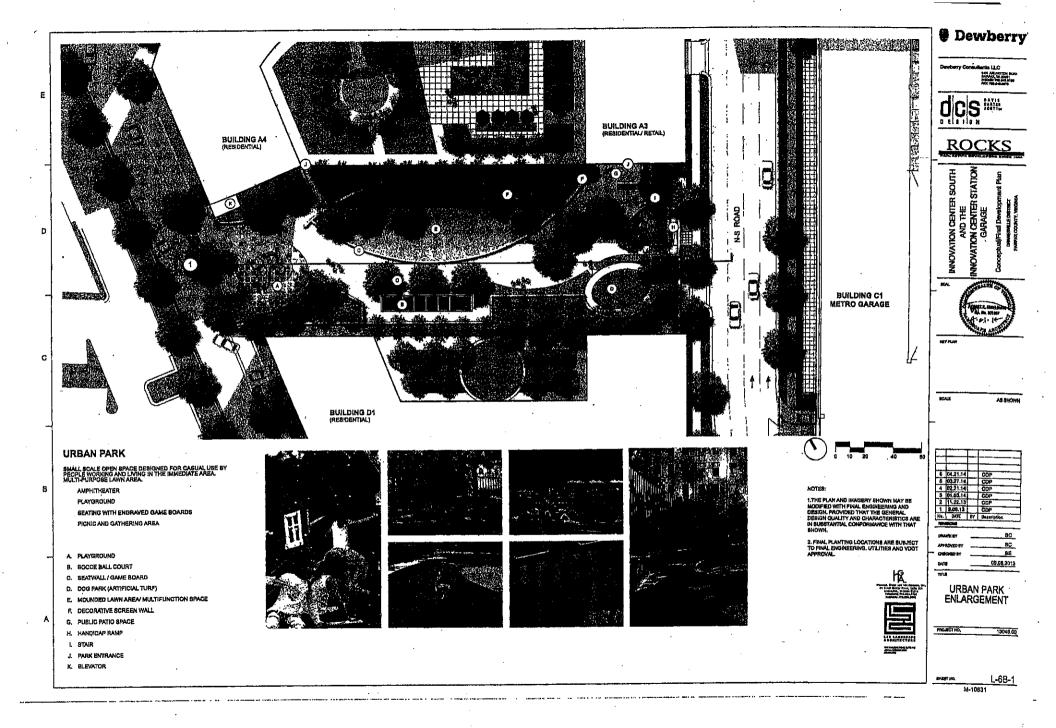
AS SHOWN

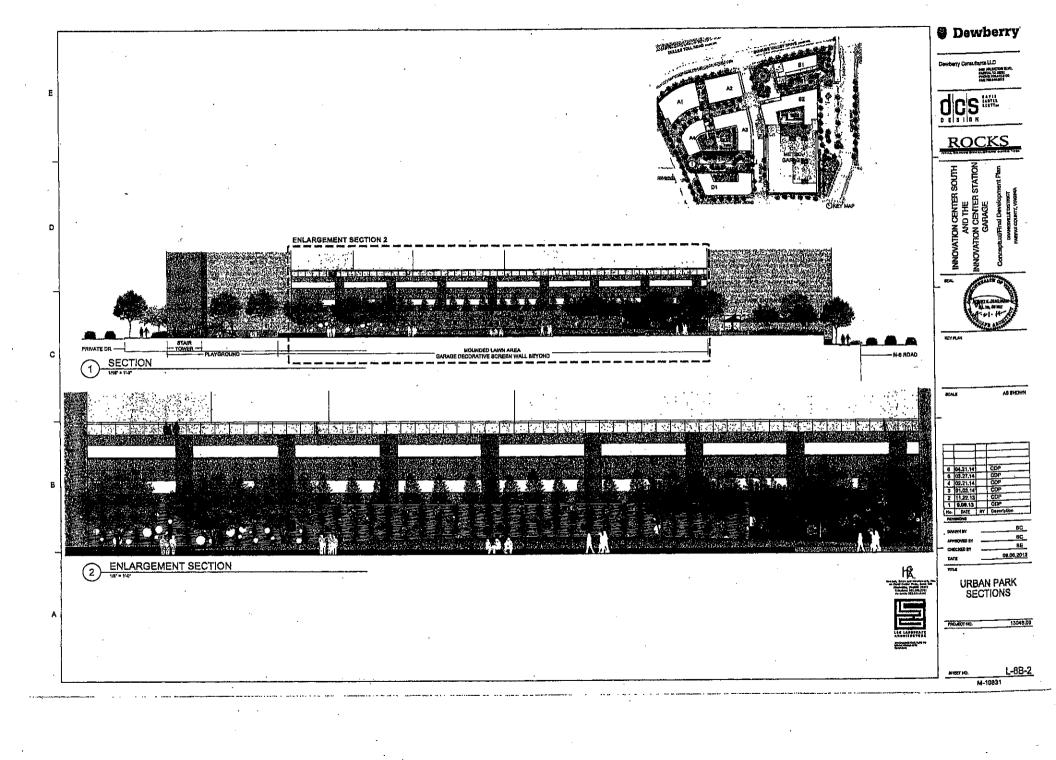
9 Dewberry

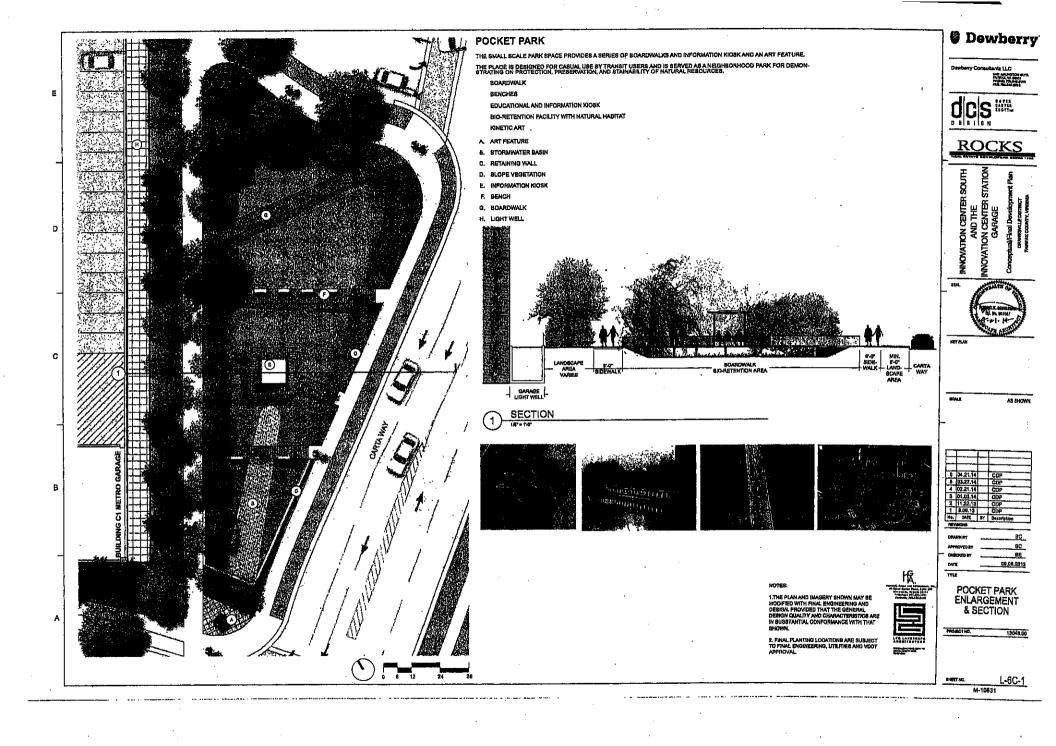
METRO PLAZA ENLARGEMENT

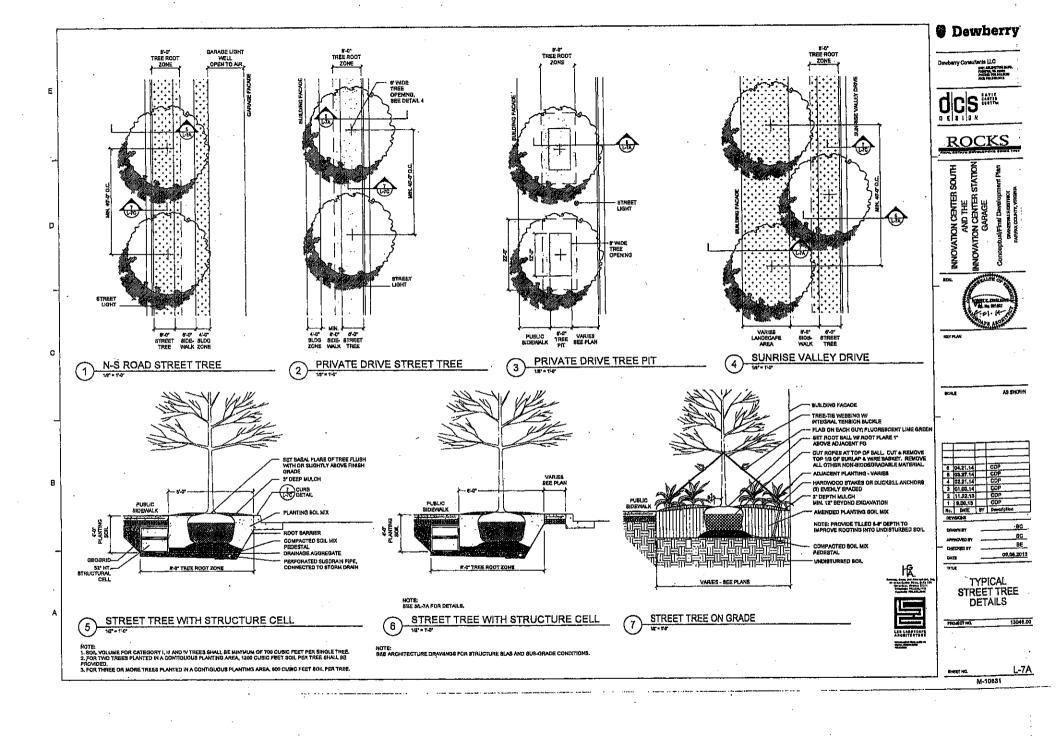
L-6A-1

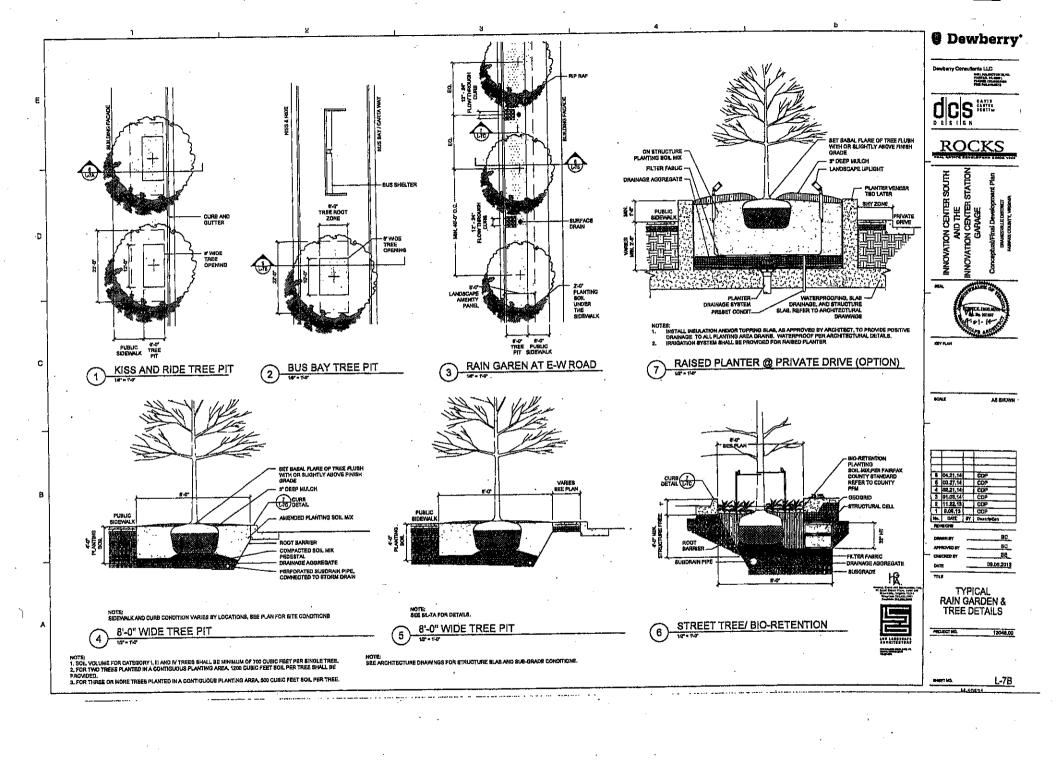


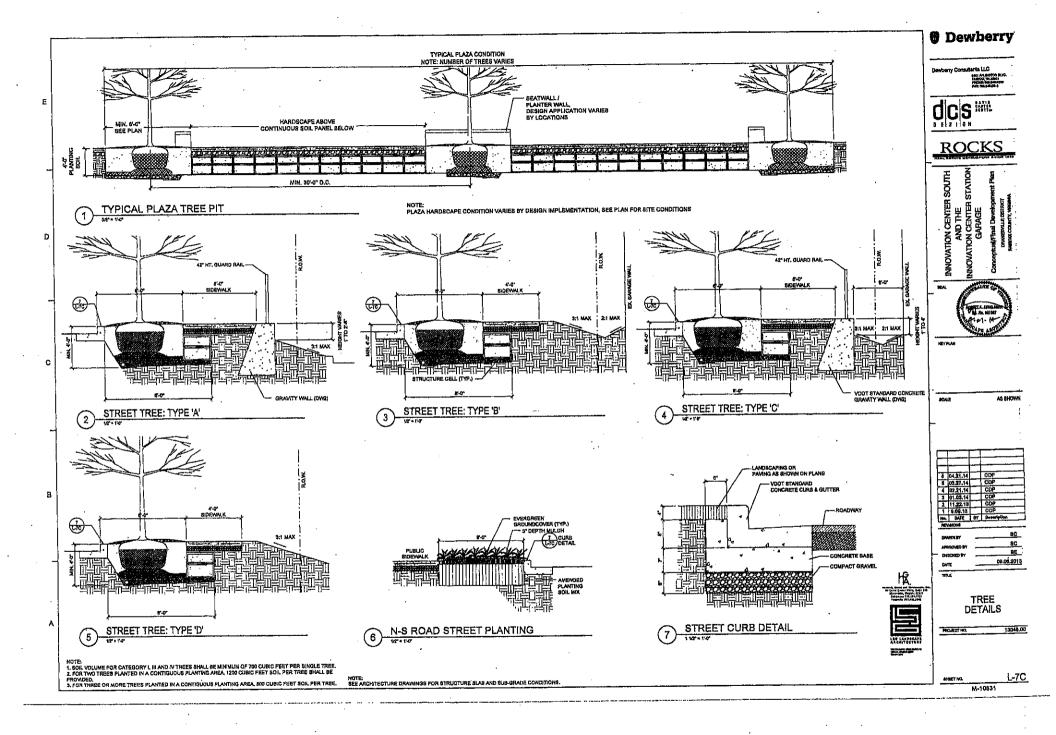












SECTION SO IN CO., EXCERNAL PLANTS. PART 1 - GENERAL NT 1-dependent

(Mediatrifful)

(Resides for Verifordiert for each of the Schooling

(In project for Verifordiert for each of the Schooling

(In project for Verifordiert for each of the Schooling

(In project for Verifordiert for each of the Schooling

(In project for each of the Schooling m. ned navince and pholos for pro-spedienties review for all plant motodain, including collitation of impacti pulsed by Federic, Blain, or other authoriton in accompany efficientia, and phonographs of all proposed I, Barceles, Masser and in program and community of the schedule in accompany extinguish, and phonopsylve of all propriets by the plant of the phonopsylve of all propriets of the propriets of t 0.007 3 . BG000 0074 2.1 TREE AND SHIRUS MATERIAL THE HAS BANGS BANTERUA.

The Proble Shades grows cultural strategies with AASE 25% 1, with basing, valid-developed and syntams developed by kning belieffing or and
proble. Proble shades grows under stands excellent sections to their in passe to the court, or the Propert for all shad 2 years and grown is red
forcing to the quality and find straff has been for the passels. Problem when the Army developed and the passels, and the color of the passels, and the passels are passels. A stabilizer has a had been of disease, bearing, agree, larves, and defects aught as break, our beard, bydate, detection, and emperature.

1. Trees with deranging excellent, or multiple banders; light varified branches where took is exposured between two branches or believes transfer and branch processing braining makest index ments than \$44 lasts (18 mm) in dismesser, excellent cost tests; stem-glotting room are These with datasping, procure, or many:
 These with datasping, procure, or many:
 There with dataspin plant, or land it into higher than 54 bits (18 hrs) is obtained and southern from the continue of the land, managable, datasping local, or think his man than 1 pink in diameter, which here and completely managed, will be impleted.
 There has do not become an acceptable beaution of long to a process south height a bady, no defined by revoluting data in printing and the printing of the prin STANFORM AND STANCE K.TY ASURFANCE. In Consideration A qualified implicance invision of no from their 4 years underforms on total projects of dealer size and seages whomas I, has recalled the excessible destitation of control plants. Invitation from the excessible. Teaching invalue to mathematic measurement (A-three supervisor on Protest star when externol relation to The first should be incompanied to expect develope to the first should be supervised of the state active friending in its program.

And Treefing Laboratory Challemanner for being-societies felloratory, recognitive by the time Congrammed of Agriculture, which the programme of the congramme of th Description of the Section of the Se AND 2551.

1. Brandeley holysis Charlott of the height, author processing trong, black header, of polysis is underected annual members and the processing of the height of communication. alon Test: Businit for sect 200 CY of proposed new positing sell, or unlested alongables planning sell, serlitying that proposed sell has Personalisation of the Committee and COD CC of proposed rive passible past, or underly attribute planting set, servicing set, ser DECEMBATE SHEARING
From and Black Desistance whiches with that less state the ministers number of season required by 5 measured secondary to ARRA 279.1 for from, Nature of the Array of the Array of the Array 199.1 for from, Nature of the Array of the Array of the Array 199.1 for ministers of the Array of the Array 199.1 for the Array of the Array 199.1 for the Array of the Array 199.1 for the Array 199. CONFERENCE EVEROPRESAL.
From and State: Specimen-quality, exceptionary havery, Signaly End, symmetricity otherwise continuous everyment and the indicating grade;

1. Newly Service 4 2003.* 2.8 BROWLEAF EVENDREEMS.
A Form and Size: Herst-specific, web-temposed, branched eventyments, of type, helpit, spread, and always recipited, complying with Articized.

Articized. CARGING COVER PLANTS
 Cround Devis: Preside ground earns of species indicated, established and sed resided, and compaying with ANRI 2003. Connect Connect Process granded starts or process accommand to the process of Section Park 178 (Park 178 Connect Process according to the process of Section Park 178 Connect Process accommand to Analysis and Analysis accommand to Analysis acc ial Garde and High grammes an required by must reportured expending to AMSI ZHO.1 for type, altrique, and height. Principles (1) Total Co. (1) T Architekt. De met dig as striambie venere striam meterial prior la recolving Architecte approval al projet pre-questication. Il The Confronte metal la suppossible la ret comby relevant in opinistri thing system measured given la thin attenue. Il Following suppossiblection of statylenies, Architect will subject too this prices at priores of govern prior to busing armysised for Notificated DOL AMPENDIQUES

Unit ARTS COLL AMPENDIQUES

Unit ARTS COLL AMPENDIQUES

Unit ARTS COLL AMPENDIQUES

Unit ARTS COLL AMPENDIQUES

TO AMPENDIQUES

T Septing: Following Scholadd-Sillion or inverse, recreate are served as a greater in present at general served are served prepared as a complete to the served schools, as inflational for the fact of Schools, and Architecture and C. Insert Enthern (Firebourn Control of the Control DELIVERY, STORAGE, AND HANDLING
Proces planting on the instrained lake mixture time equals, solutation, and vasual generic.
Colors solutate that hands hands hands that mixture the equals to the strain late, and strain hands and the solution in the strain late, and the solution in the s shection.

The net power power and dynam below delivery, supply as approved by Archibed. Protest black, functions, and frost system been can easily, aging, exceeding, swipping, and white benefits and printing forming. If you all board is briefly formed to find a second as in a desiry, aging and problem places delivery to the angle problem places delivery. The angle problem places delivery, and and approached places of places, printing angle printing specific places.

Handle printing would by even had with a time already only. Handling by your other respons behaling, that not firmed is, joint, deliver, barel, year. This probability is a series of the properties o Wheel Devicetions: Decomposes, divigated species devoted, private lost, in more waint; at intition landers, has all other, known, rether, set, as the broaders.

At this broaders.

And the control Wald-landers, insteamed, which are sends require a sometime; and many from the property by record of storm, amount, or when healthy many than the control than the control to the control to the control than the control to the contr CODE/DIATION
Platting Resistance Plant study are of the Introducty periods.
1. Depoilment Treet was Should: Size of 1 - New 20 as Supported 15 - December 1. (Ost, paper and beach shall be planted only in the In PRIVILES
A Boomest Companying or desired, his planning in nicholang of a passed primped and 10 passed principles and
A Boomest Companying Commented, phosphale indexin, where a minimal of 20 passed annihilate planning and
E Companying Commented phosphale indexin, where a minimal of 20 passed annihilate planning and
E Companying the planning of the passed annihilate planning annihil spring). Gruptivan Trom, Béruse, Oleusebowe and Paranentic, Mater 1 i May 16 or Beptamber 16 - November 15, Mar Jahalland. Pepumu ben planting any mba making and Berusebol musiket dendition positis. Gruption with Lanne Programs and things and printing makes his mandring and behave pathing benea, sprints otherwise recupitally ny trona and struke star learns, proved Spots trans and promptly repair demags coursed by printing aptentions. At the first angular agreement in the processing programment of the processor but agreement processor and the processor mentos. 1. Wheterely Perfect. One year been date of Project Turnera. 2. Capta plan shall be recorrelate by consiste and proper passing purpose, installation (ayou, watering, particing, and past and participal. Control of the an an importance or companies for purp princing polytims, presenting specific principles of the principle 2.12 MACHEE Ets atheig and duy Sides: Rough-man, sound for hardward, national, or present-presentable-trained entered, has of limits, holes, TA MAINTENANCE

n

Deubarry Consultante : I C: AND THE PROPERTY AND PARTY OF THE PARTY OF T dcs **ROCKS** SOUTH STATION INNOVATION CENTER S AND THE INNOVATION CENTER ST GARAGE A STATE OF THE PARTY OF THE PAR 867.81 MAKEN SCH 6 AS SHOWN COP 5 03.27.14 0 03.27.14 GDP 4 02.21.14 GDP 3 01.03.14 GDP 2 51.22.13 CDP 1 9.08.13 GDP No. DATZ BY Description BC APPROVED BY 80 CHECKED BY DATE 09.00.2013 DDE

Dewberry'



AMERT NO.

PROJECT NO.

L-7D

13048,00

PLANTING

SPECIFICATIONS

LL 10821

			•
100	tion prints, but diese default, it by a times did by 60 med by heigh believed, inclined to long one. One of the liver, ATTA and ATTA did 141, Class of the physical-sender and an, count, berief and the physical-sender and an, count, berief and 141, and it is always to come of the physical production of the physical production, a prohomous of a product production, a prohomous of a production of the production and long the land and land the land and t	D. E.	down publish generation. The Throug parking shall also means and bod in layers, transfering to confine soft and soft-use must be and all predicts. Which pile is approximated and the flashfulled, works increasibly be being placing an exception of the soft-use of the sof
	revenue automoticated with princip an invalidate or instantion. (Frincip Led No. 1). Reproductive this basis indicated and Indicents in the Relevant power Marco. 1. This promption amongs shadings. 1. This promption amongs shadings are shadings are shadings and shadings are shadings are shadings. 1. This promption amongs and continues are shadings are shadings are shadings and continues are shadings are shadings and continues are shadings are shadings are shadings are shadings and continues are shadings are shadings are shadings are shadings and continues are shadings are	17	
	q - REDESTITION CONTINUENT ON THE PROPERTY OF	14 A B C 3.91 A	b) Poly house targe orange to above aprending of mosts, and terrolls with planting ead. Want and around rects to otherwise of pockeys. Weder thomastrir other planting, taking torus not to assert plant around with wat not.
۱. ا	PREPARATION With Artifact sciences: 10 steps prior to not instantion. On not propose very bracketing of an emperium priority designation of the following. In our priority is also compared on texts. James of the following is also priority in an emperium of the control of the following are proposed on texts. James of the following is also priority of the following of the follo	î	IN CLASSICO PARS PROFICEDORS A less simples principa entirentration data) and most trea in all orderly principles. A less simples principa entirentration data) and most trea in all orderly principles. A less simples principa entirentration data) protection dates; including and materians principal princ
	emeration, and which inhibition consistence of separal beloning parting. Provide printers ratios of 20 days, Albal arbeit displantation and provide provide partial pa	EM	D OF BEGTION 22 84 DB
	FALLITION BID OF ETABLISHOUS TO A INTERMEDIATION OF THE PROPERTY OF THE PROPER		
C. O.	First Clearing: Greek back in a security without scaled place will been place the book pullway for scalar. Ask 5. Taks, someon offices, the companies in such fairly price. Heaters principle back if endeling or the beautiful or hard being principle of being starting. Heaters principle back if endeling or being back in examination who Cold, Place has spaced aftern work mentagement place. Concribed with contract contract and principle back in the beautiful or being		
٨	TREE AND SERVICE STOCKMATTON THE SERVICE STOC		
	Generation: a making the sith basis subject from CT. The two benefits yet to consider follow in support you had not easily in orthogon. On Description of the sith		
	not ecosphistly percents within 8 though, extend a proposal for devisage bysiem of set procedure. On not proceed with planting until a distribution is used by the Arthiback. THER AND REGISTRUMPTING.		•

THE AND THE PARTIES.

But Make the State AND THE STATES OF THE AND THE AND THE STATES OF THE AND THE STATES OF THE AND THE AND

To before your persons are the second or the backets from the person of the person of

В

M.	BOTANICAL MALAE	сомущен калаг	#1_	DHE	COAST CYMDA. To Lif Sale	COMMERTYATIO	K ÖNYALL Mariel	SAMPLUX THE	CACATANAS	SUF-POTAL
THE	T TRACE (CATERONY M)									
*	Platenus acerifoile	London Plant Tree	3" cal.	884	250	1	1	1	1 !	5000
5 %	Quartus phelios	Willow Dak	3° rai.	148	250	i.	1.15	1	l I	6250
476	Title extentions	American Unden	l'al	163	250	l'	1	1.5	1 1	7500
	tekove serrela (VIII (VIII)	Japanese Zelkova	5 col.	欁	446	1005	i we	win.	2332	
	PY TREES (CATROCAL) M.							1		
	Ager ridgrum October Glory	October Blory Red Maple	l'ot	14.	250	·	1	13		5000
	Lightenbar styracifius	Sweetsum	3º cai.	BåB	250				1	4000
	Critical pictures of the second or	Swanp White Dak	3 14	BES	250	ì	1.25	d		Sono
	Limus servitalis	Cultura Bm	1 ral	921	250			1 13	.)	8000
-	Tollows security	harren Zelbrart	1.04	24.1	250			1 3.5	t l	\$625
÷.	100 A	Line and the state of the	Maria.	alte.	in Ria	REAL PROPERTY.	i in si	AND	NEWS I	A NEEDS
***	9 1 78.005 SCATEGORY NO					l	.]	1		
	Betula mera	River Birth	l' cal,	855	173		1.3	1	${}^{-}$	2814
	Gladitale triograthes from the	Haneviocust	I'cıl.	14.0	175	1		1	1	2175
_	Konfrauturta paniculata	Golden Rain Tree	3° cal.	341	173	1	1	1	t	2275
-	Progras yeodogrask	Yeshine Cherry	1 ca.	88.8	175	1	1	1	ŧ	2275
274	THE PARTY OF THE P	Little Land Linden	3 cal.	164	179	L	.1	114	<u>.</u>	1150
30%	AMERICAL TREES (CATEGORY II) Ameliochier arbores	Downey Serviceberry Eastern Redbud	2º cai. 1º cai.	94.0 64.0	115					4125 4125
300		Rouse Dogwood Hybrid		848			1	}	1 25	
200		Saucer Magnolia	3.01	BAB			1	1	1 **	4000
33K	,	Seucer magnoss Securitary Magnosia					1	-1		
ij,	Magnata virginima Virginima virginima Virginima virginima	ilita de la composición dela composición de la composición dela composición dela composición dela composición de la composición de la composición de la composición dela composición de la composición dela	r Z	100	ALCONOMIC		i coñ	100	Hanrick Hanrick	
NE	SELECT TREES (CATEGORY H)					1		L	<u>'</u>	
20	Cryptomeria Japonica	Japanete Cryptomenia	10'11.			1		1		1
-	Copressocyparis leylandif	Leyland Cypress	10, MT				1	1	1	l .
	i Juniperus virginians	Easter Rad Cadar	10° M.				t .	اـ	Į.	1 1
	i fien opaca	American Holly	10° hr.				(1.3	۶Į		1 1
	Pione gloups	White Spruce	10'M.		36 J. 138	1232	9250	dana	1 CY13	
	Bullat Caropy Coverage	(SII								50,0
					F64 45	-				
	GNOSS SITE AREA (SF):				556,19	٩				
	AREA OF 10-YEAR TREE	CANOPY REQUIRED (10	K)		56,62	9				
					94,069					



@ Dewberry Devicerry Consultania LLC PART AND PROTOCOLORS dcs **ROCKS** HIJOS INNOVATION CENTER S AND THE INNOVATION CENTER S' GARAGE SEAL ALC: NAME AS SHOWN BOAL P 9 04.21,14 CDP 5 00.37,14 CDP 3 00.37,14 CDP 3 01.05,14 CDP 2 11.32,13 CDP 1 9.06,15 CDP No DATE BY Description

> PLANTING **SPECIFICATIONS**

APPROVED BY

CHECKED BY

80

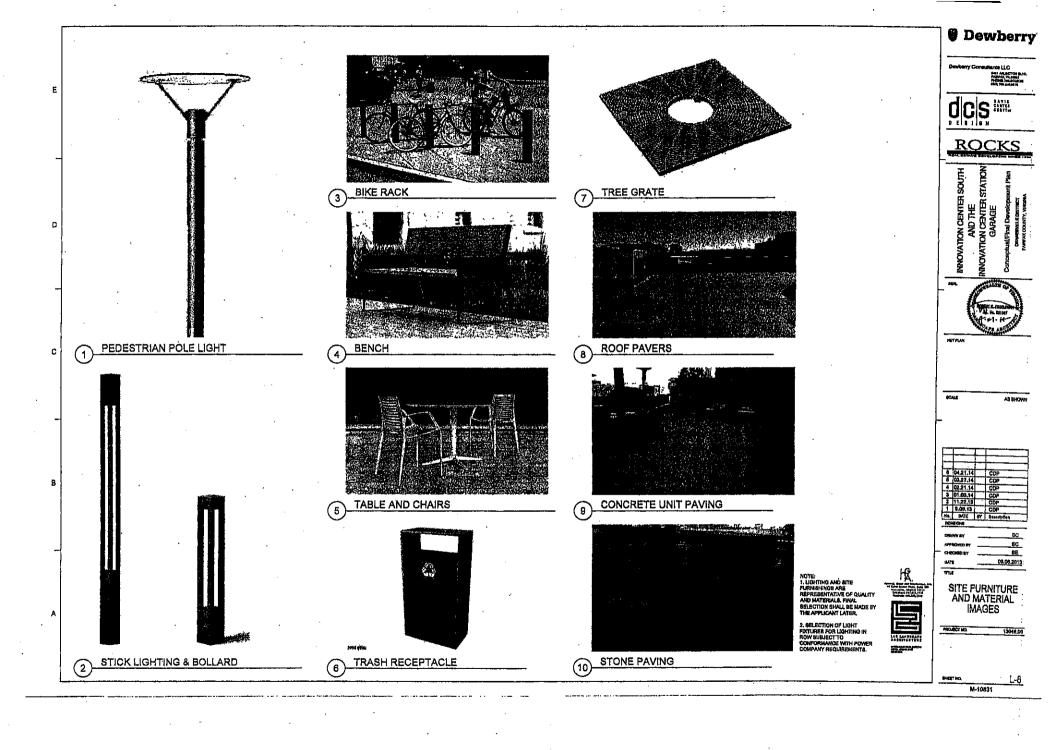
BE

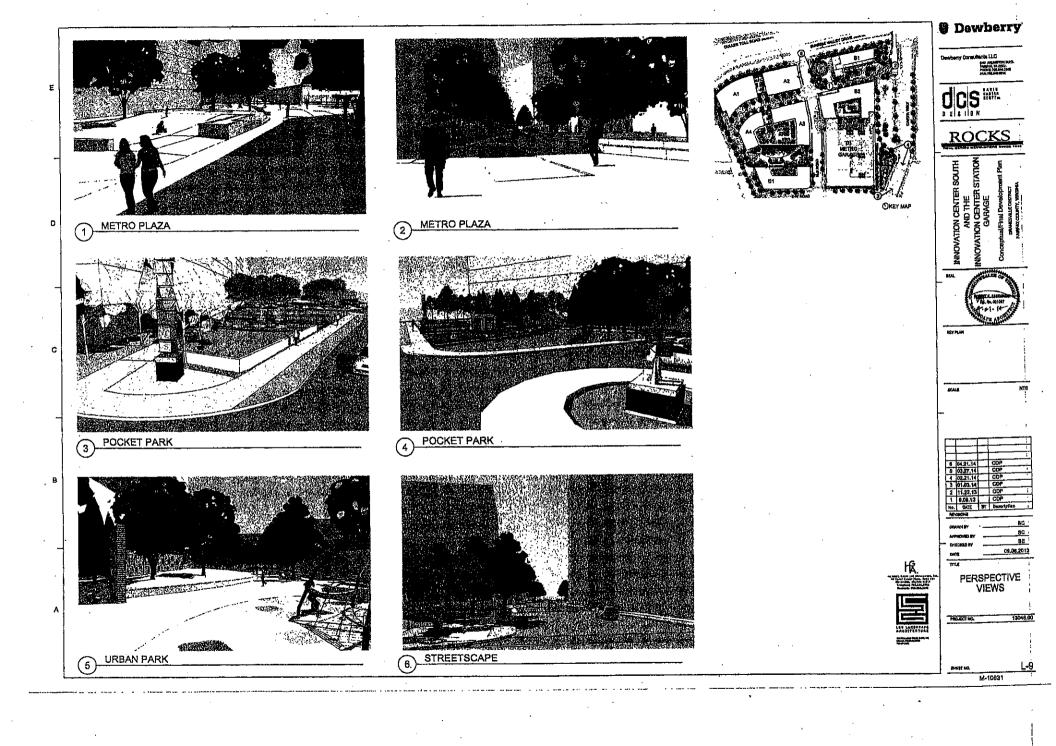
L-7E

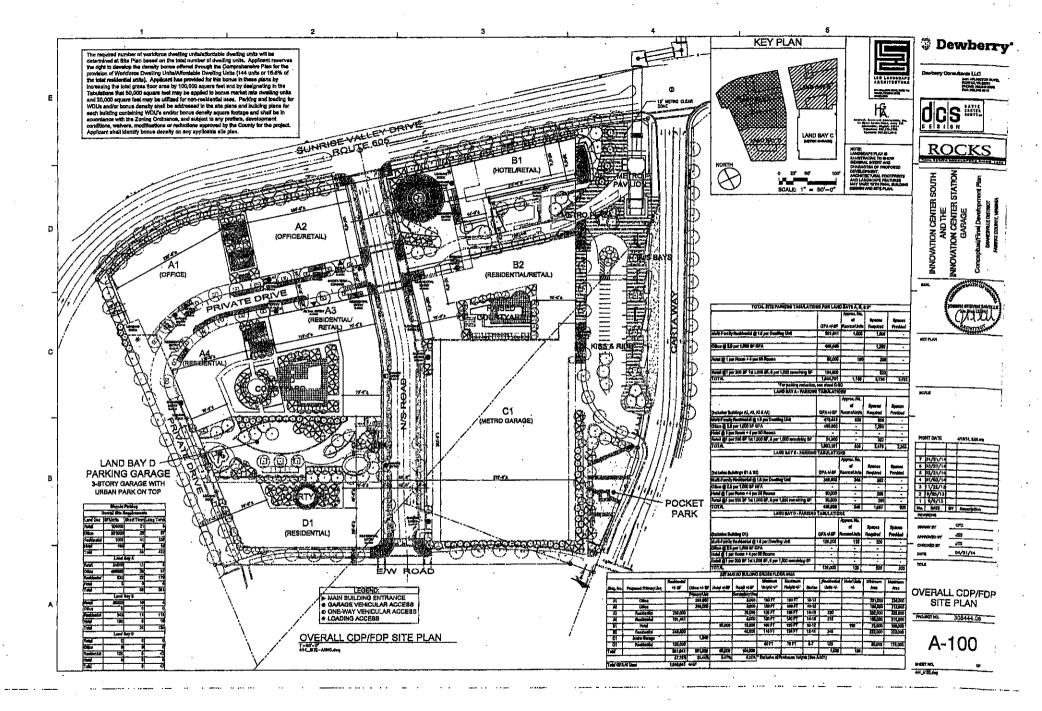
09,09,2013

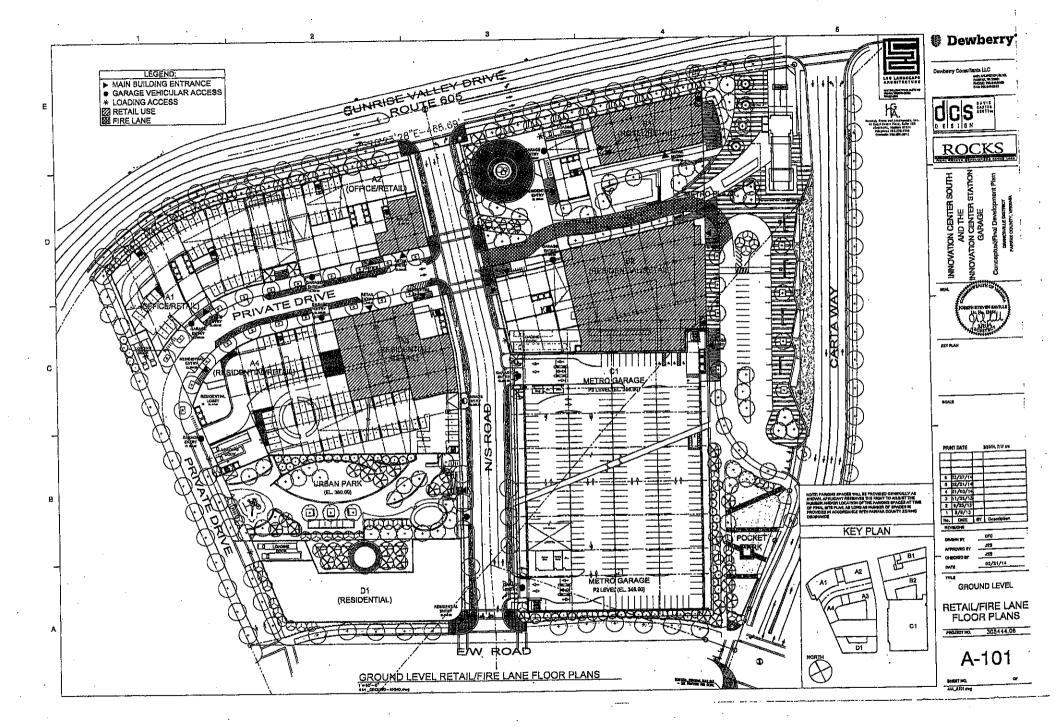
PROJECT HO. 13046,00

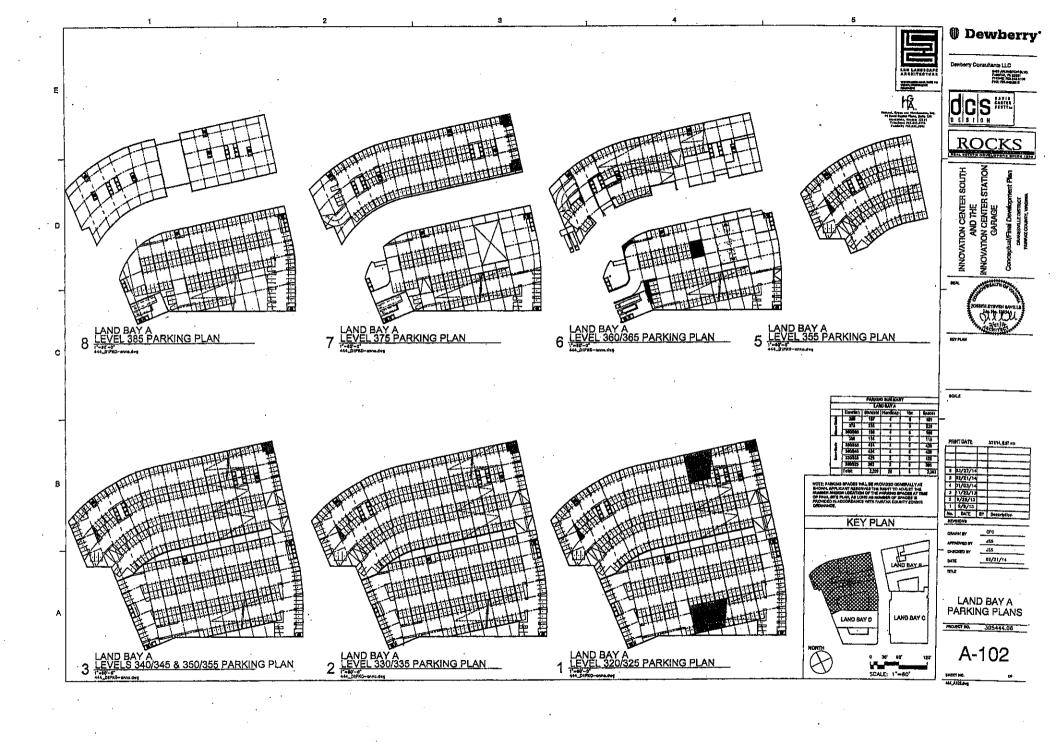
M-10831

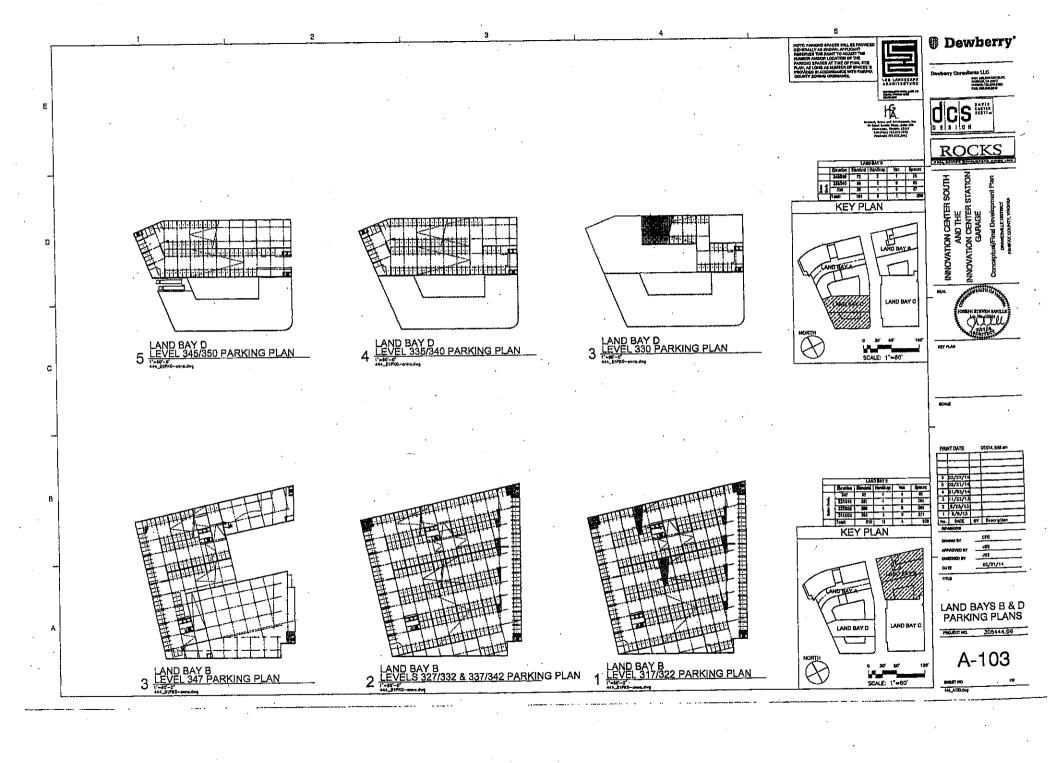


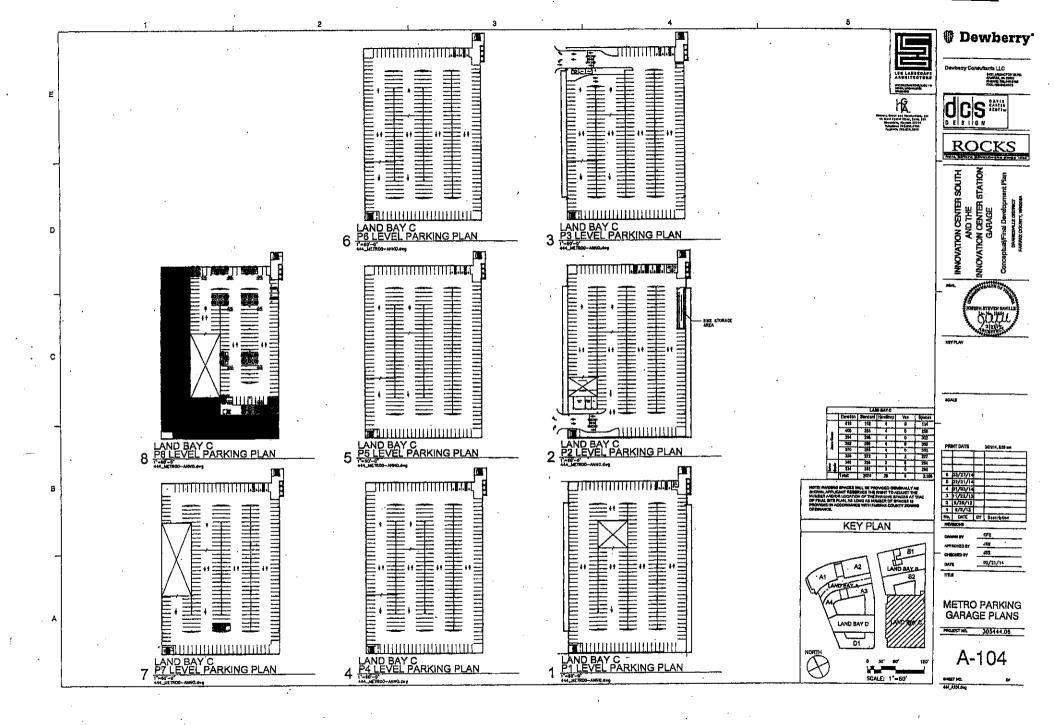


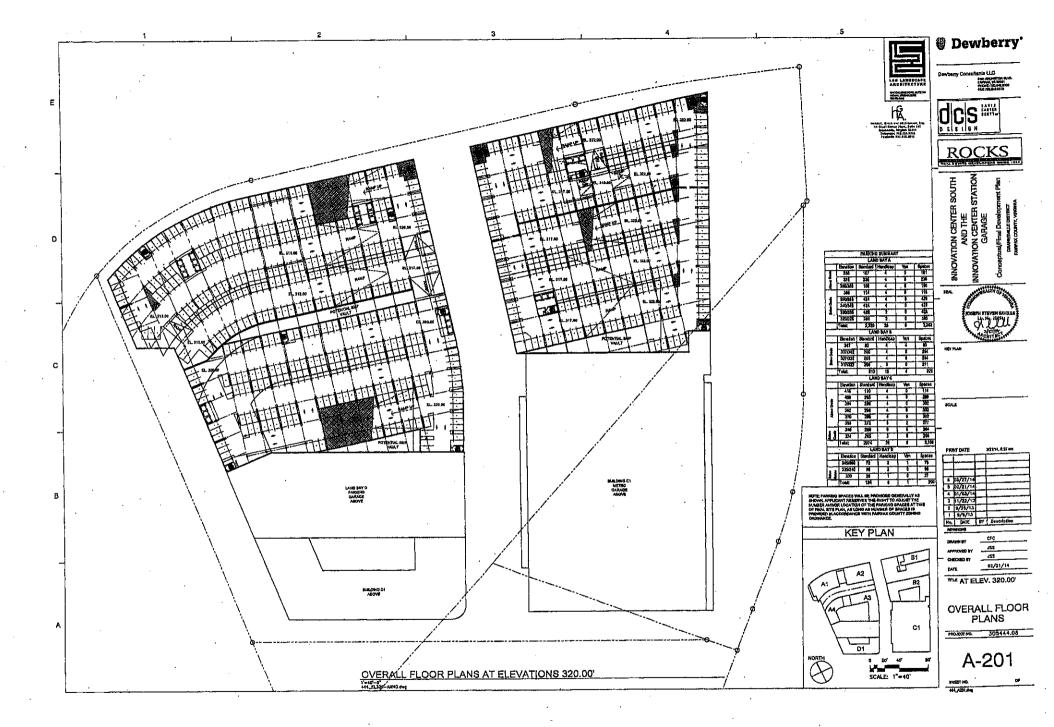


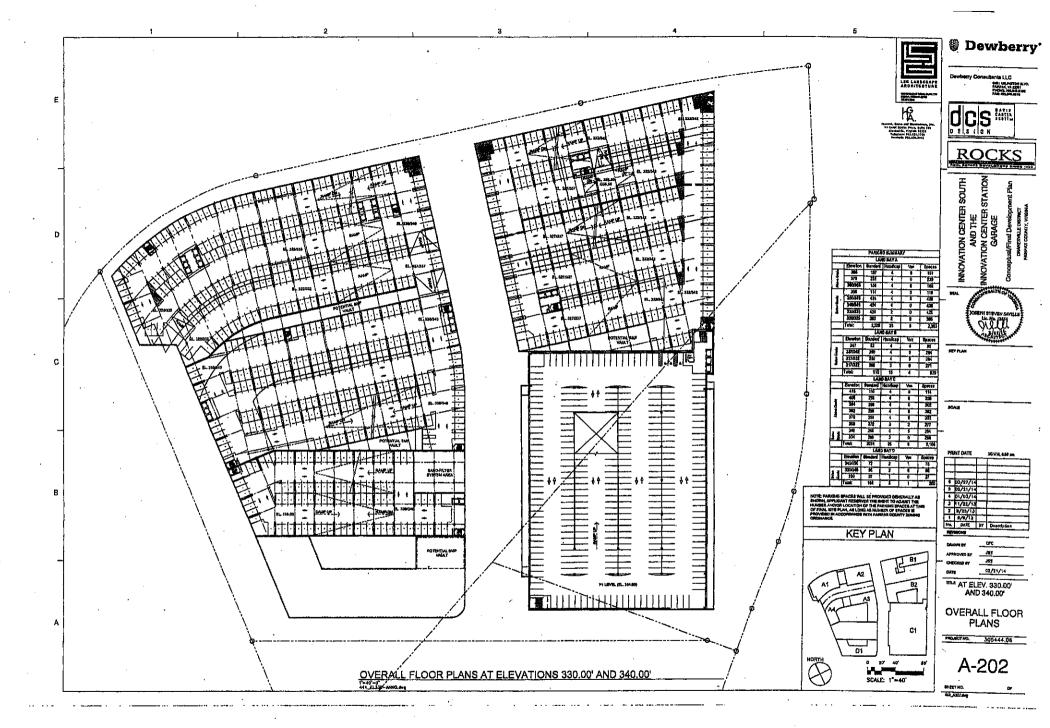


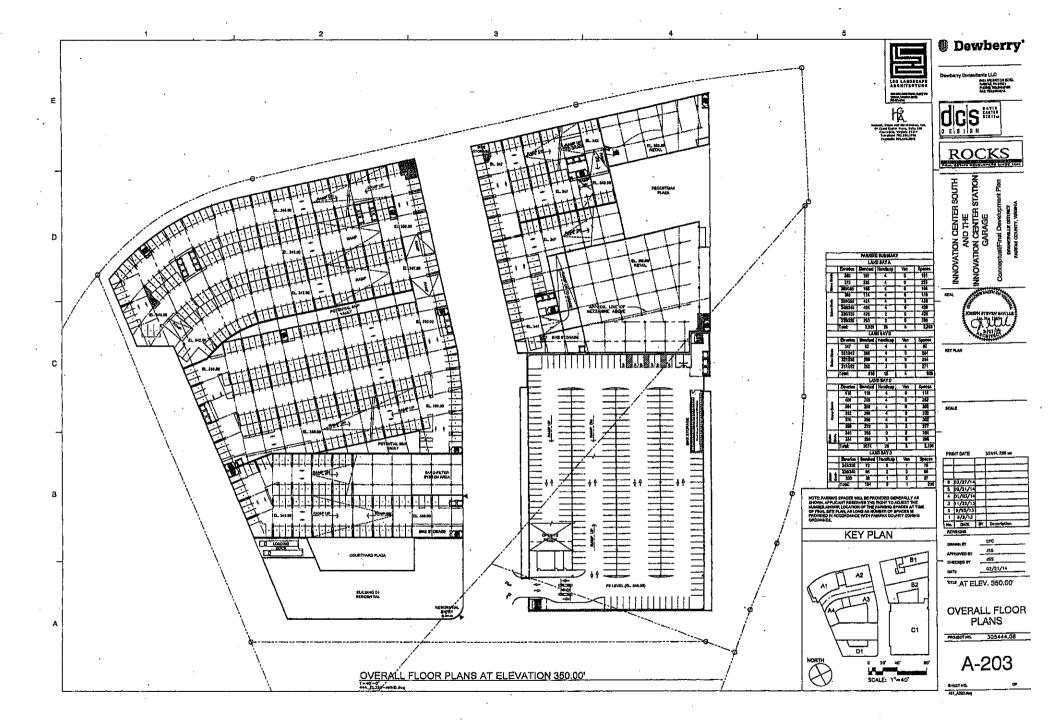


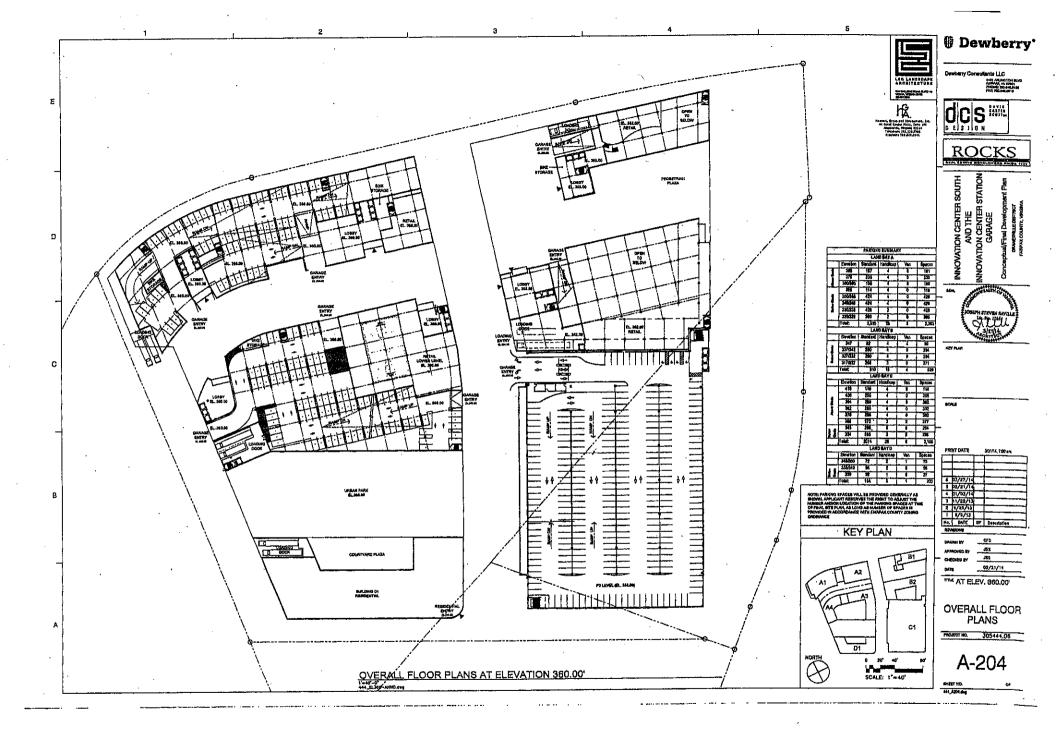


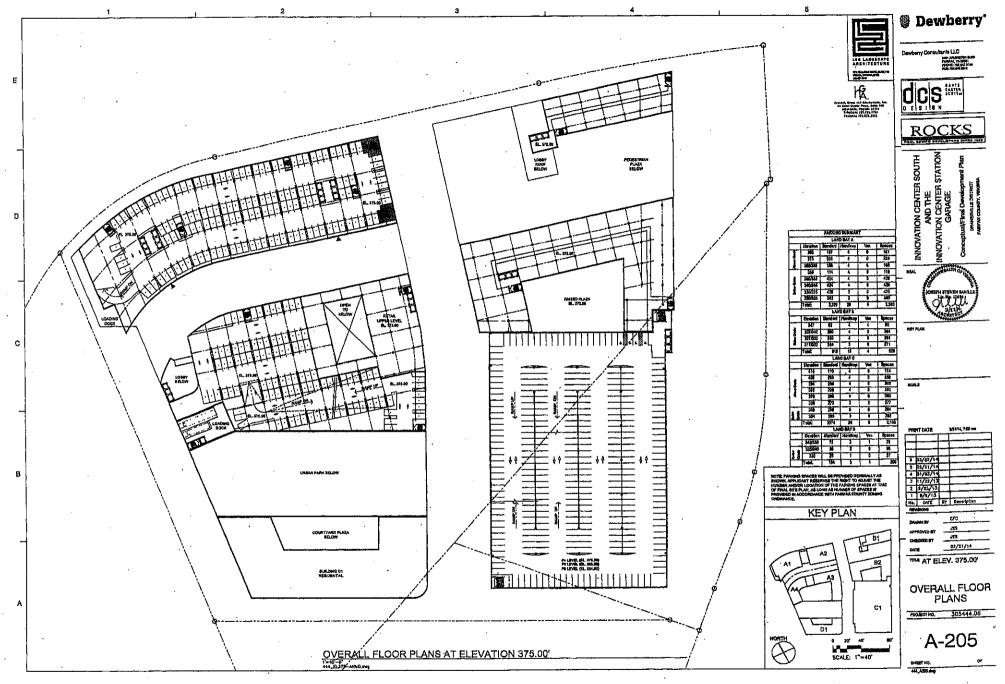




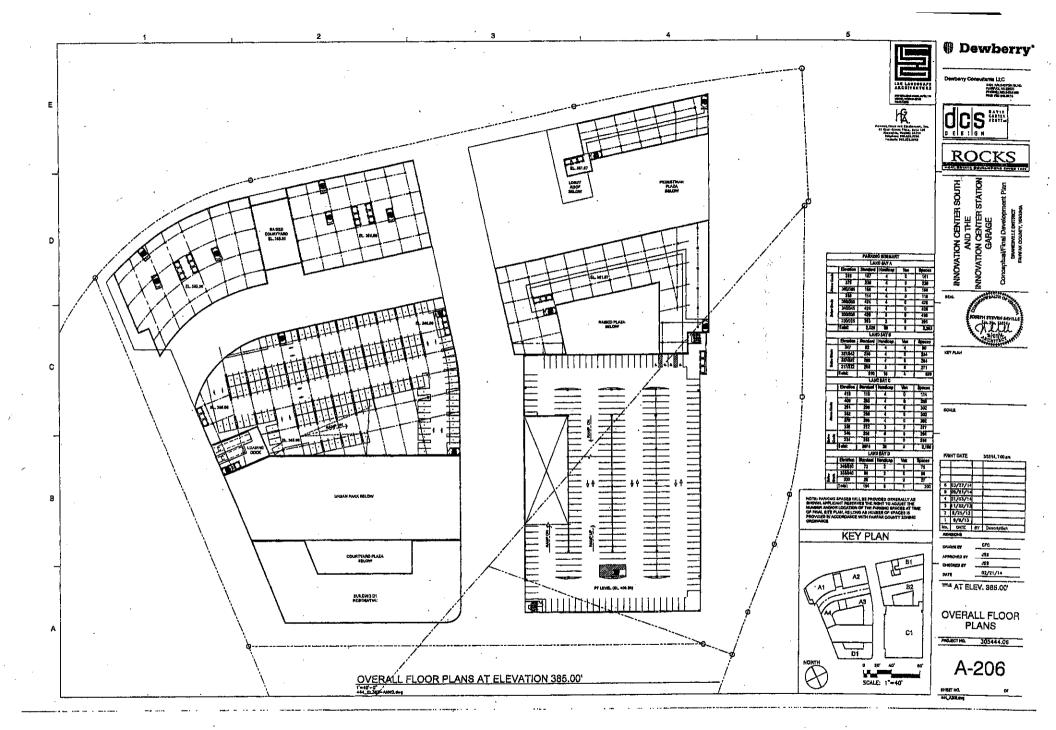


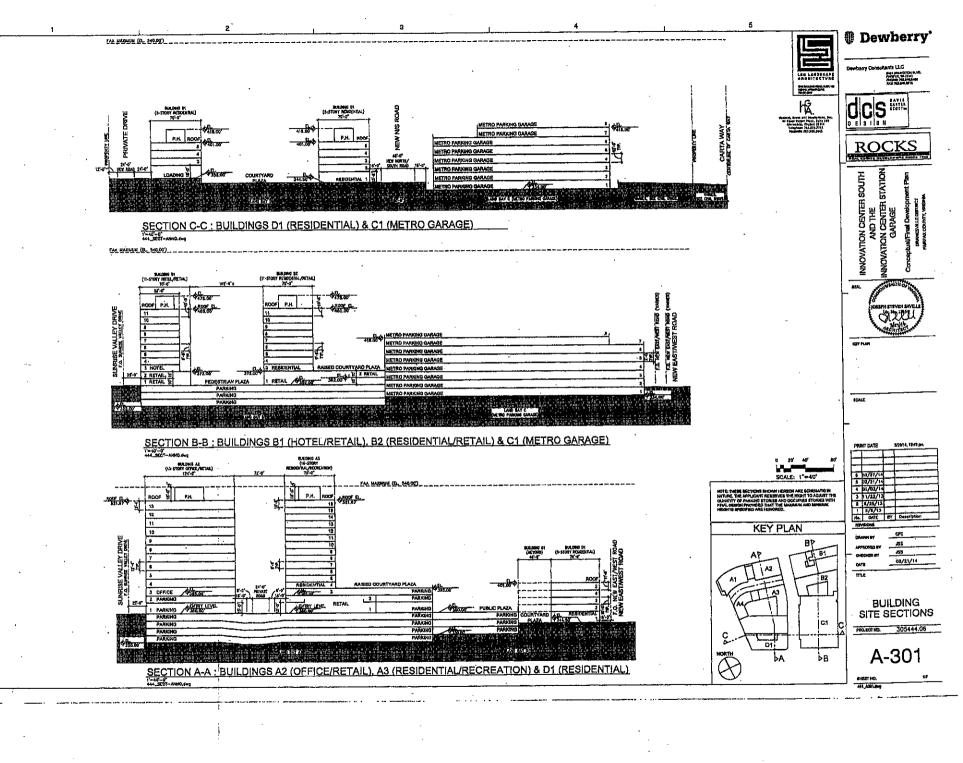


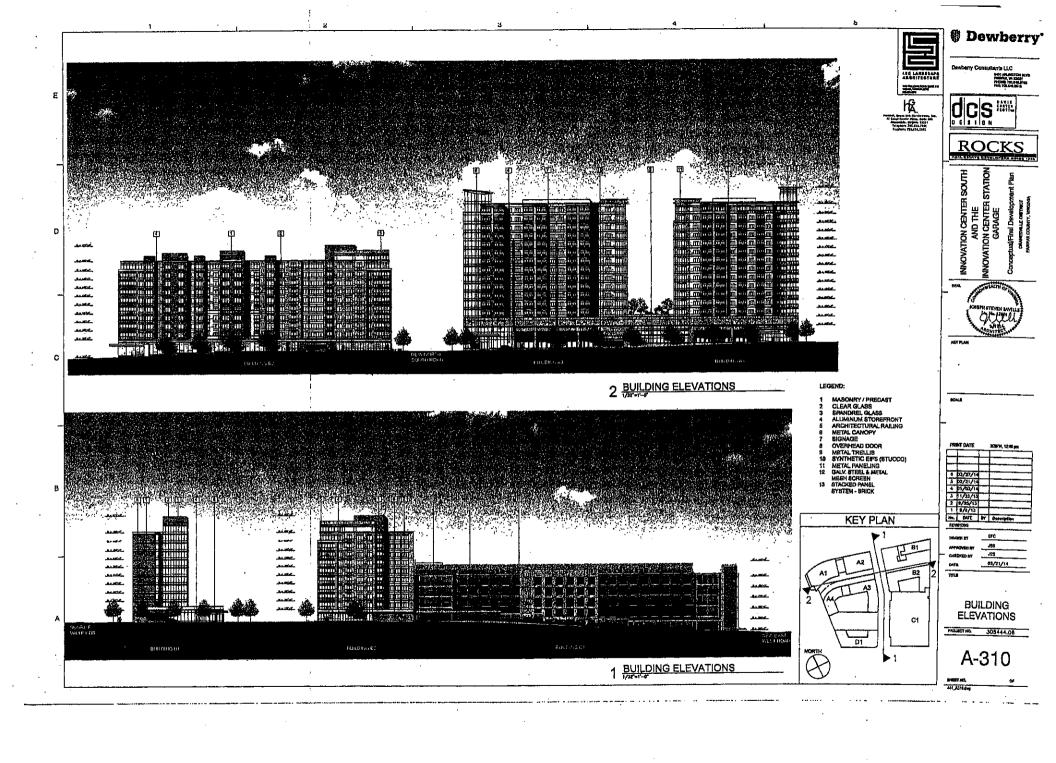


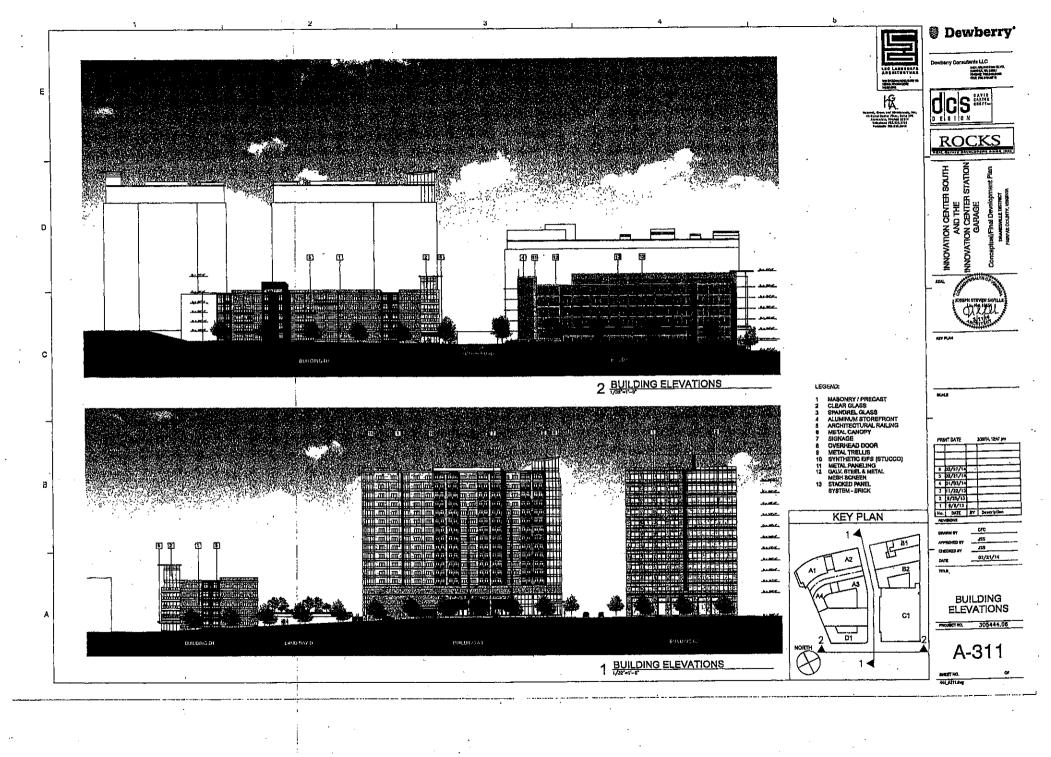


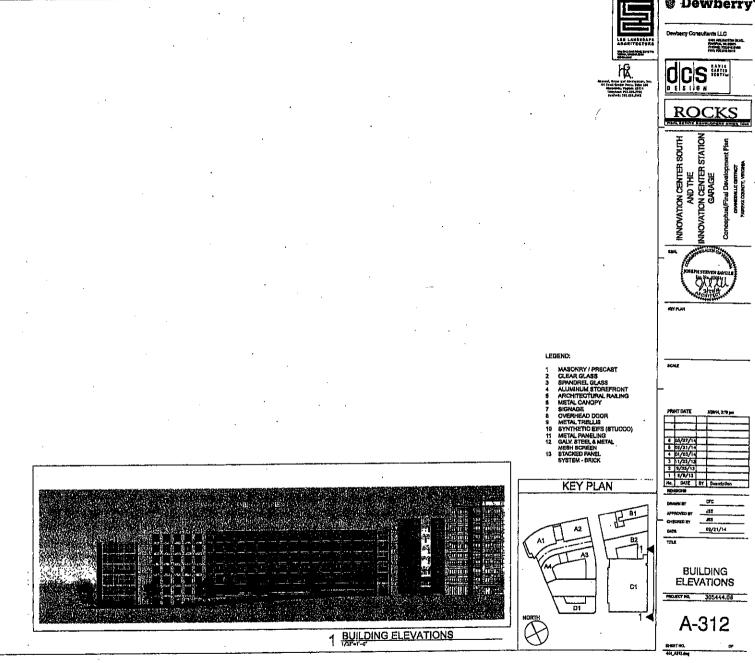
.



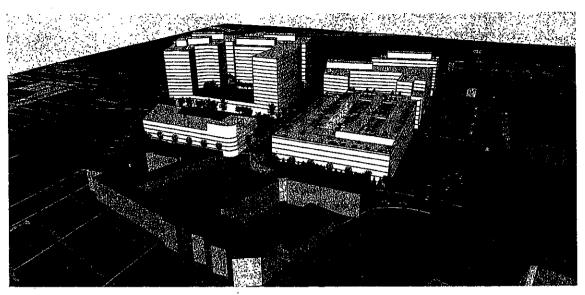




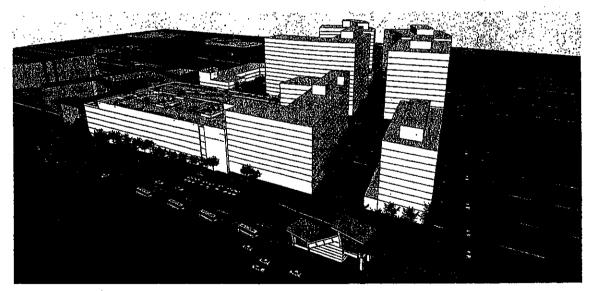




Dewberry'



MASSING MODEL - FROM SOUTH



MASSING MODEL - FROM NORTHWEST



ROCKS

Dewberry'



anerip Hen

02/21/14

MASSING MODELS

PROJECT NO. 305444.06

A-401





Wheny Consultants (LC)

ent schieptes so

Merks, Witten

Phone, Tradeciment

dcs in the

ROCKS

WATION CENTER SOUTH AND THE VATION CENTER STATION GARAGE

WALL STATES OF THE STATES OF T

REY PLAN

SCALE

PRINT DATE 3/28/14, 15:47 pm

6 33/28/14
6 32/28/14
6 32/28/14
7 3 1/28/13
7 1/28/13
1 8/28/13
1 8/28/13
1 8/28/13

DATE | 97 | Description
SIGNED
WHY BY | CFC
ACMED BY | JSS
CHED BT | MSS

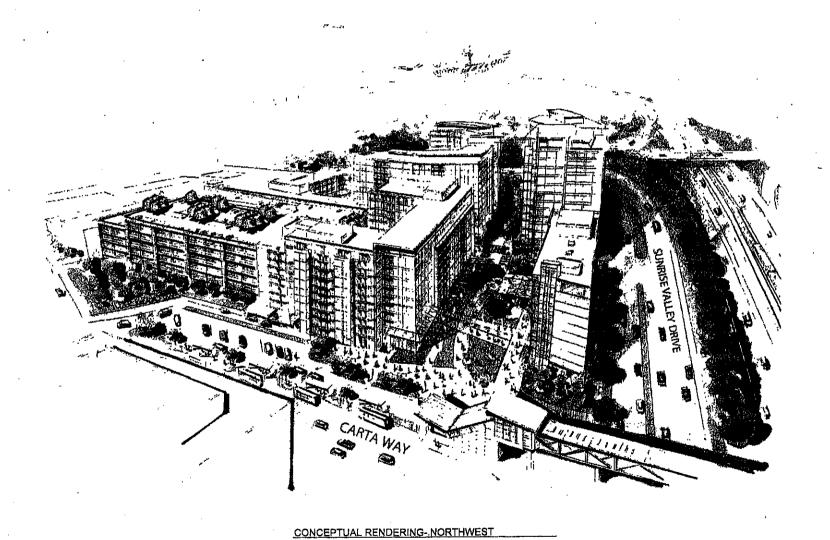
TITLE

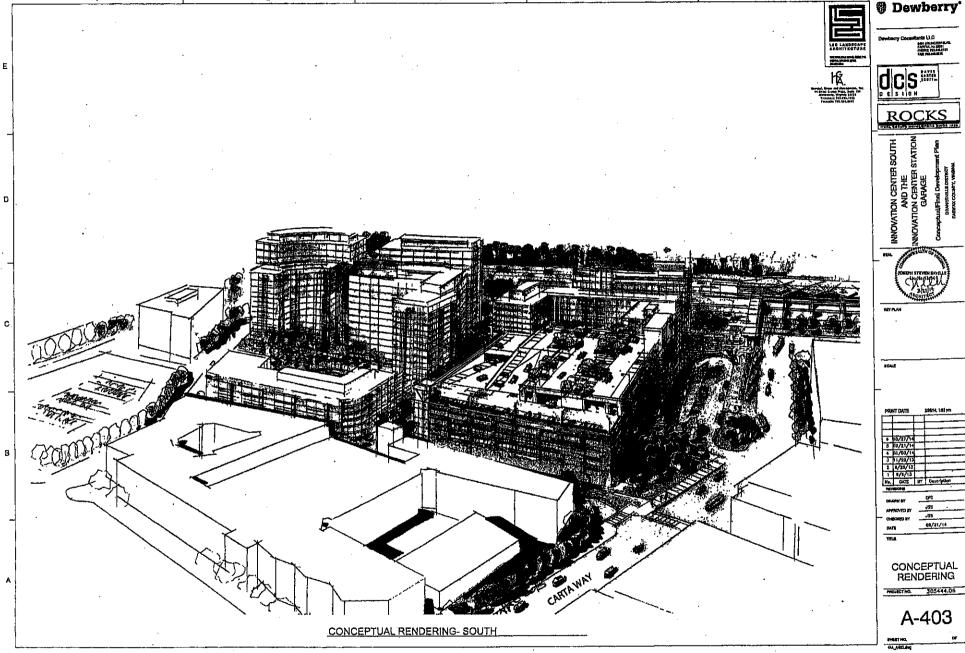
CONCEPTUAL RENDERING

можетно. 305444.05

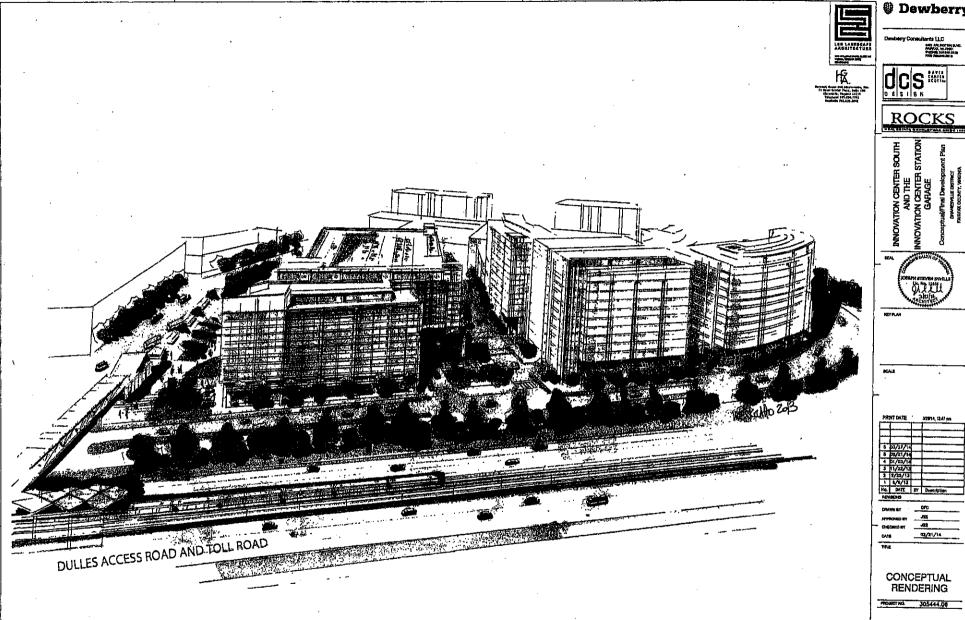
A-402

CHEET NO.





Dewberry



CONCEPTUAL RENDERING- SUNRISE VALLEY DRIVE

Dewberry'

A-404



Dewberry'

ROCKS

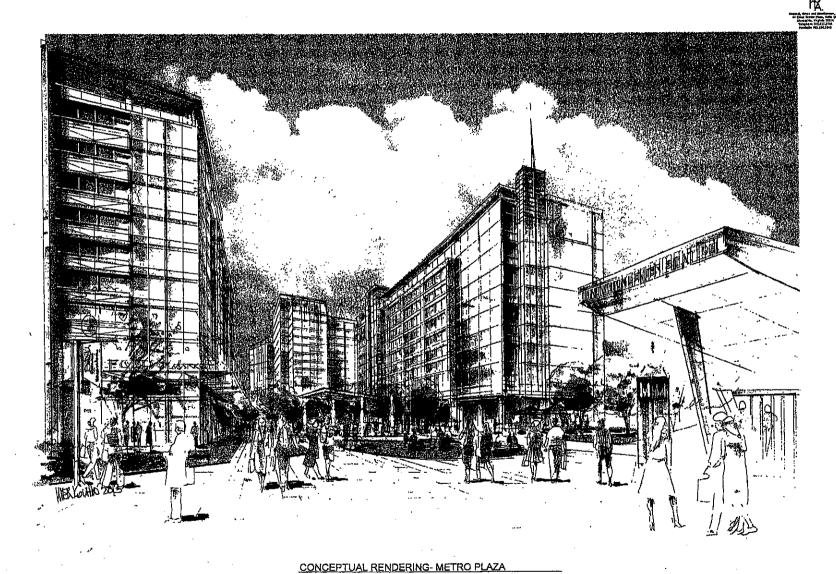
	PRI	AT DATE	_ ;	928914, 12:47 pot
1			_	
		_	ᅥ	
	Ŧ	03/17/14		
	5	32/21/14		
	1	01/03/14		
	7	11/22/13		
	1	1/11/13		
	7	1/1/13		
	Ho.	DATE	¥	De-sardellon
	REN	SECOND.		
		URI SY		OFC
		HOMED BY	_	433

CONCEPTUAL RENDERING

02/21/14

PROJECT NO. 305444.06

A-405





FDP 2009-HM-017 Zoning Application Closeout Summary Report

Printed: 9/2/2014

General Information					·	
APPLICANT:	NUGGET JOINT VENTURE, L.C.					
DECISION DATE:	05/15/2014					
CRD:	NO					
HEARING BODY:	PC					
ACTION:	APPROVE					
STAFF COORDINATOR:	WILLIAM ODONNELL					
SUPERVISOR DISTRICT:	DRANESVILLE					
	ANNING COMMISSION UNANIMOU , SUBJECT TO THE BOARD'S APPR					
Zoning Information						
Existing Zoning	!	Proposed Zoning		App	roved Zoning	
DISTRICT AREA	DISTRI	CT AREA	-	DISTRICT PRM	AREA 14.68 ACRES	
Tax Map Numbers				-		•
0154 ((05))()0005 A	0152 ((01))()0013	0154 ((05))()0005 B				
Approved Land Uses	3					
Zoning District						
LAND USE	<u>DUS</u>	RES LAND AREA	ADU'S	<u>wdu's</u>	GFA FAR	NRES LAND AREA
TOTA	ıs					
Approved Waivers/M	lodifications		<u></u>			

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

•

RZ 2009-HM-017 **Zoning Application Closeout Summary Report**

Printed: 9/2/2014

General Information

APPLICANT:

NUGGET JOINT VENTURE, L.C.

DECISION DATE:

07/29/2014

CRD:

NO

HEARING BODY:

ACTION:

APPROVE

STAFF COORDINATOR:

WILLIAM ODONNELL

SUPERVISOR DISTRICT:

DRANESVILLE

DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD UNANIMOUSLY APPROVED RZ 2009-HM-017, ON A MOTION BY SUPERVISOR FOUST, SUBJECT TO PROFFERS DATED JULY 25, 2014 AND CDP CONDITIONS DATED APRIL 30, 2014.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Proposed Zoning

Approved Zoning

DISTRICT

AREA

DISTRICT

AREA

AREA

PRM

DISTRICT

PDC

0.51 ACRES 14.17 ACRES

PRM PRM 0.51 ACRES 14.17 ACRES PRM PRM 0.51 ACRES 14.17 ACRES

Tax Map Numbers

0154 ((05))()0005 A

0152 ((01))()0013

0154 ((05))()0005 B

Approved Land Uses

Zoni	ing I	Distr	ict:	PRM

LAND USE		DUS	RES	LAND AREA	ADUTS	WDU'S	<u>GFA</u>	FAR_	NRES LAND A	REA
MFD		1005	14.68	ACRES		157				
HOTEL/MOTL							90,000	0.14	14.68	ACRES
MULTI-OP							501,000	0.78		
RETAIL/EST							104,000	0.16		
***	TOTALS	1,005	14.68			157	695,000	1.09	14.68	

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

Ann	roved	Pro	ffere
ADD	rovea	l Pro	mers

PROFFER STATEMENT DATE: 07-25-2014

PROFFER	DUE	TRIG#	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
FRONTAGE IMPROVEMENTS	01-01-0001	O	SITE PLAN	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
BLASTING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
SIGHT DISTANCE	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN GUIDELINES (PRIVATE)	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	1	NON-RUP	\$250,000	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	Ó	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
SECONDARY USES IN P DISTRICT	01-01-0001	0	N/A	\$0	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	SITE PLAN	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	RUP	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	1	RUP	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	1	RUP	\$500,000	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	WHEN WRNTS MET	\$0	01-01-0001
ROAD FUNDS	01-01-0001	1	RUP	\$0	01-01-0001
ROAD FUNDS	01-01-0001	1	NON-RUP	\$0	01-01-0001
PARKING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 08-29-2014

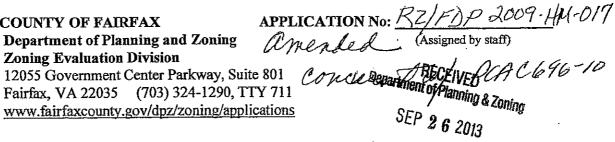
· · · · · · · · · · · · · · · · · · ·					
DEVELOPMENT CONDITION	DUE	TRIG#	TRIG EVENT	CONTRIB	EXPIR DTE
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
ARCHITECTURALLY COMPATIBLE	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SITE PLAN	0	01-01-0001



COUNTY OF FAIRFAX

Department of Planning and Zoning

www.fairfaxcounty.gov/dpz/zoning/applications



APPLICATION FOR A REZONING Evaluation Division

PETITION

amending the Zoning Man of Fa	/enture, L.C.	AIRFAX COUN	fying from the PDC	, the applicant (s) po , PRM Distric	etition you t to the ^{PF}	ı to adopt an RM	ordinance District
he property described below and	d outlined in red o	n the Zoning Se	ction Sheet(s) acco	mpanying and made	part of th	nis application	n.
APPLICATION TYPE(S):	PCA	() CDP	(x) FDP	(×) CDPA	()	FDPA	()
LEGAL DESCRIPTION:	•			·			
ee attached	;						
Lot(s)	Block	(s)	Subdivision	Deed Book		Page N	о.
AX MAP DESCRIPTION: 5-2			13 pt.		111	 I.14	
5-4 5		· · · · · · · · · · · · · · · · · · ·	5B		В.С	····	
15-4 5			5A pt.		.5	 1	
Map No. Double Ci	rele No	Single Circle No		cel(s)/Lot(s) No.			reage 14.68
·						i	
ADVERTISING DISCRIPTION	ON: (Example - N	orth side of Lee	Highway approx. 1 Rt. 605) and west:	000 feet west of its	intersection Blvd.	on with News	gate Blvd.)
ADVERTISING DISCRIPTION Outh side of Dulles Airport Accounts	ON: (Example - N cess Road and Su	orth side of Lee nrise Valley Dr. (Rt. 605) and west :	000 feet west of its side of Dulles Statio SED USE: Planned	n Blvd.	,	
ADVERTISING DISCRIPTION Outh side of Dulles Airport According to the PRESENT USE: Vacant	cess Road and Su	orth side of Lee nrise Valley Dr. (Rt. 605) and west s	ide of Dulles Statio	n Blvd. I Residen	,	
ADVERTISING DISCRIPTION Outh side of Dulles Airport According to the PRESENT USE: Vacant MAGISTERIAL DISTRICT: The name(s) and address(s) of oundersigned has the power to authorize the power the power to authorize the power to au	:Dranesville wner(s) of record thorize and does h	shall provided o	Rt. 605) and west s PROPOS OVERL n the affidavit form	SED USE: Planned AY DISTRICT (S) attached and made	n Blvd. i Resident : WS part of th	tial Mixed Us	e a. The
outh side of Dulles Airport Acceptage Washington Discription of Dulles Airport Acceptage Washington Discription of Dulles Airport Acceptage Washington Discription of Dulles Airport Discription of Dulles Airport Discription of Discr	:Dranesville wner(s) of record thorize and does h	shall provided o	PROPOS OVERL n the affidavit form Fairfax County sta	SED USE: Planned AY DISTRICT (S) attached and made ff representative on	n Blvd. i Resident : WS part of th	tial Mixed Us	e a. The
ADVERTISING DISCRIPTION Outh side of Dulles Airport According to the same of Dulles Airport According to the same of Dulles Airport According to the same of David S. Houston	:Dranesville wner(s) of record thorize and does h	shall provided o	Rt. 605) and west s PROPOS OVERL n the affidavit form	SED USE: Planned AY DISTRICT (S) attached and made ff representative on	n Blvd. i Resident : WS part of th	tial Mixed Us	e a. The
ADVERTISING DISCRIPTION Outh side of Dulles Airport According to the Second PRESENT USE: Vacant MAGISTERIAL DISTRICT: The name(s) and address(s) of oundersigned has the power to authorize property as necessary to David S. Houston Type or Print Name	Oranesville Oranesville wner(s) of record thorize and does be process the application	shall provided onereby authorize cation.	PROPOS OVERL n the affidavit form Fairfax County sta	SED USE: Planned AY DISTRICT (S) attached and made ff representative on Dicant or Agent	n Blvd. i Resident : WS part of th	tial Mixed Us	e n. The
outh side of Dulles Airport According to Bresent USE: Vacant MAGISTERIAL DISTRICT: The name(s) and address(s) of oundersigned has the power to authorize property as necessary to David S. Houston Type or Print Name Reed Smith LLP, 3110 Fairview	Dranesville Winer(s) of record thorize and does he process the application.	shall provided onereby authorize cation.	Rt. 605) and west separate PROPOS OVERLE In the affidavit form Fairfax County state Signature of Apple (Work)	SED USE: Planned AY DISTRICT (S) attached and made ff representative on Dicant or Agent	n Blvd. d Resident b: WS part of th official b	is application usiness to ent	e n. The eer on the
ADVERTISING DISCRIPTION OUT OF THE PRESENT USE: Vacant MAGISTERIAL DISTRICT: The name(s) and address(s) of out of the district property as necessary to David S. Houston Type or Print Name Reed Smith LLP, 3110 Fairview Address Falls Church, Welease provide name and telephone	Dranesville Understand Survey (Specific Specific Specifi	shall provided onereby authorize cation.	Rt. 605) and west separate PROPOS OVERLE In the affidavit form Fairfax County state Signature of Apple (Work) Telepho	SED USE: Planned AY DISTRICT (S) attached and made ff representative on plicant or Agent 4224 (Mo	n Blvd. d Resident b: WS part of th official b	tial Mixed Us	e n. The eer on the
ADVERTISING DISCRIPTION Couth side of Dulles Airport Accounts State of Dulles Airport Accounts PRESENT USE: Vacant MAGISTERIAL DISTRICT: The name(s) and address(s) of or undersigned has the power to aurubject property as necessary to David S. Houston Type or Print Name Reed Smith LLP, 3110 Fairview Address Falls Church, Value of David S. Houston	Dranesville When the control of the	shall provided onereby authorize cation.	Rt. 605) and west separate PROPOS OVERLE In the affidavit form Fairfax County state Signature of Apple (Work) Telepho	SED USE: Planned AY DISTRICT (S) attached and made ff representative on plicant or Agent 4224 (Mo	n Blvd. d Resident b: WS part of th official b	is application usiness to ent	e n. The eer on the

Obgenia Fuffue

	·				
•				·	
			4		
	•				
				·	
			·		
•		•			
				•	
	•			,	
			•		
	•		•		· .
	•		•		
•		·			
				•	
		•			
					·
	•				
					•
,					·
					T.
	•				·
		•			

DESCRIPTION OF PART OF THE PROPERTY OF NUGGET JOINT VENTURE, L.C. D.B. 9500 PG. 1070 AND

PARCEL 5B AND PART OF PARCEL 5A DULLES STATION AT DULLES CORNER D.B. 19125 PG. 1512 RECEIVED
Department of Planning & Zoning

SEP 2 6 2013

Zoning Evaluation Division

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Beginning at a point on the southerly line of Sunrise Valley Drive (Route 605) marking the northernmost corner of BDC Dulles Corporate, LLC; thence with the southerly line of Sunrise Valley Drive the following courses: with a curve to the right, whose radius is 395.74 feet and whose chord is N84°36′08″E, 257.77 feet, an arc distance of 262.56 feet; S76°23'28"E, 468.69 feet and with a curve to the right, whose radius is 2799.00 feet and whose chord is S73°05'47"E, 321.74 feet, an arc distance of 321.92 feet to a point marking the intersection with the westerly line of Rock Hill Road; thence with the westerly line of Rock Hill Road the following courses: \$23°43'10"W, 187.37 feet; \$67°33'26"W, 7.89 feet: S26°45'39"W, 268.25 feet; with a curve to the right, whose radius is 614.00 feet and whose chord is S33°15'25"W, 138.93 feet, an arc distance of 139.23 feet; with a curve to the right, whose radius is 620.00 feet and whose chord is \$43°09'26"W, 73.63 feet, an arc distance of 73.68 feet; S47°27′20″W, 101.80 feet and S46°19'57"W, 63.53 feet to a point marking the northeasterly corner of Parcel 5A, Dulles Station At Dulles Corner; thence departing Rock Hill Road and with the northerly line of the said Parcel 5A N43°40'03"W, 44.44 to a point on the northerly line of said Parcel 5A; thence running with a new property line through said Parcel 5A and Nugget Joint Venture, L.C. N63°50'23"W, 640.72 feet to a point



on the easterly line of aforementioned BDC Dulles Corporate, LLC; thence with the easterly line of BDC Dulles Corporate, LLC N03°44′30″E, 562.81 feet to the point of beginning, containing 14.68 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

